CITY OF PHOENIX

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Planning & Development
Department

HONORHEALTH

John C Lincoln Medical Center

NEC of Dunlap Avenue and 2nd Street

Planned Unit Development (PUD)

Case:
1st Submittal: September 15, 2026

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to articulate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

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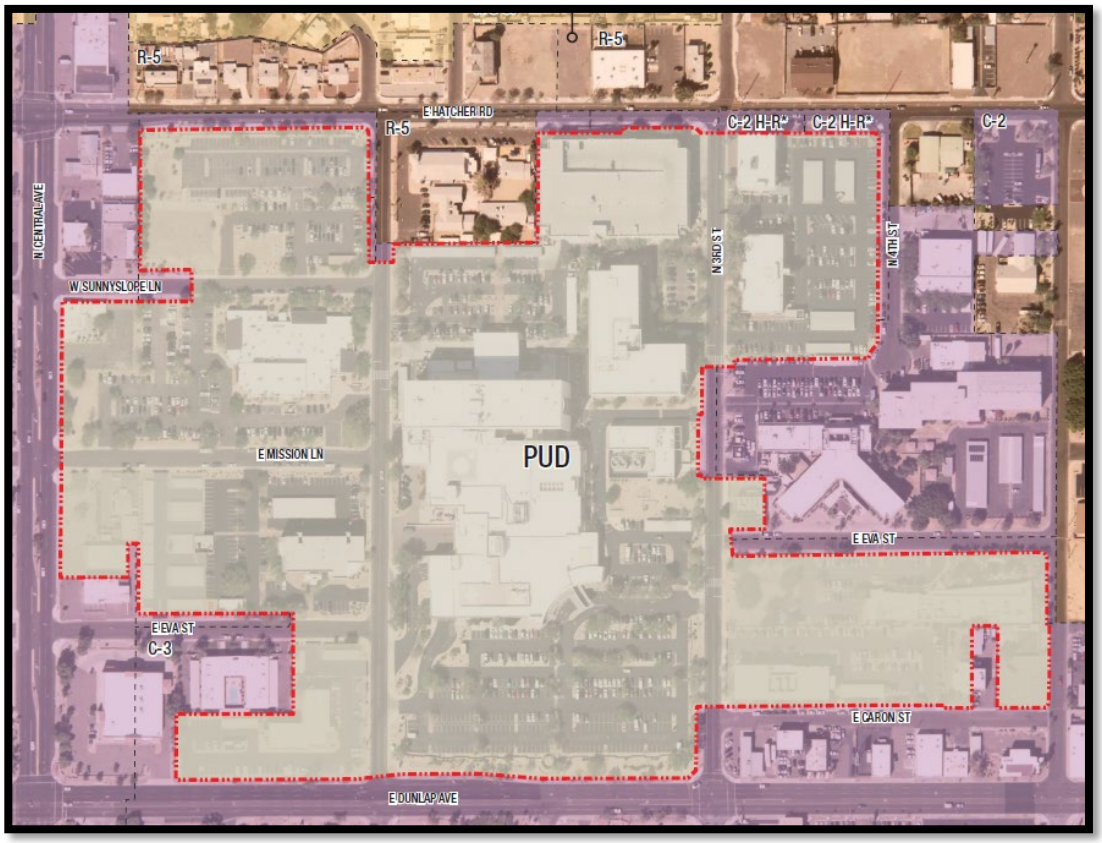
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Executive Summary

The John C. Lincoln Medical Center Planned Unit Development (PUD) establishes a long-term regulatory framework to guide phased redevelopment of HonorHealth's flagship campus in North Phoenix. The PUD replaces existing zoning entitlements with a unified set of standards that allow for hospital growth, integration of new outpatient and research facilities, improved mobility, and enhanced public streetscapes. This framework ensures the campus remains a premier health and wellness destination for decades to come.

Since opening its doors in 1954, the John C. Lincoln hospital has been a community asset with 262 beds and one of the first Level 1 trauma centers in the Valley. The 37.6 acre HonorHealth John C. Lincoln hospital campus is currently zoned C-2, C-2 HR, C-2 HR SP and C-3, C-3 SP and is located within the North Mountain Village and partially within the Hatcher Road Overlay.



The proposed HonorHealth John C. Lincoln Medical Center PUD ("PUD") will not only create consistent entitlements across the Site, but it will allow for a long-term strategy realization for the campus.

A. Purpose and Intent

Project Overview and Goals

Since opening its doors in 1954, the John C. Lincoln Medical Center has been a community asset and one of the first Level 1 trauma centers in the Valley. The 37.6-acre HonorHealth John C. Lincoln campus is generally bounded by Hatcher Road to the north, Central Avenue to the east, Dunlap Road to the south, and 5th Street to the east (the "Site"). The Site currently has a mixture of zoning districts including C-2, C-2 HR, C-2 HR SP, C-3, and C-3 SP and is located within the North Mountain Village and partially within the Hatcher Road Overlay. The proposed HonorHealth John C. Lincoln Medical Center Planned Unit Development ("PUD") will not only create consistent entitlements across the Site, but it will allow for a long-term master plan for the hospital campus.

The purpose of this PUD request is to replace existing zoning entitlements for the John C. Lincoln Medical Center with a unified set of standards that allow for hospital growth, integration of new outpatient and education facilities, improved mobility, and enhanced public streetscapes. This framework ensures the campus remains a premier health and wellness destination for decades to come.

This PUD will provide HonorHealth with the flexibility to expand and modernize the John C. Lincoln Medical Center campus while enhancing the surrounding Sunnyslope neighborhood and community. HonorHealth continues to invest and serve the community in several ways through community programs like a food bank, early childhood education center and adult day healthcare program.

The John C. Lincoln campus has long been an economic anchor and large employer for the Sunnyslope community. Through this PUD, HonorHealth will be able to enhance the delivery of healthcare services. HonorHealth is committed to reinvesting in the John C. Lincoln Medical Center to expand existing acute care, trauma, and specialty programs while introducing new services that respond to the evolving needs of the surrounding community. These improvements will strengthen access to high-quality care close to home, reduce the need for residents to travel outside the neighborhood for specialty services, and position the campus as a comprehensive healthcare destination for North Phoenix.

Another cornerstone of the campus vision is the 2025 announced partnership between HonorHealth and the Arizona State University School of Medicine. This collaboration will bring a jointly used Academic Support Center to the John C. Lincoln campus, serving as a hub for medical education, research, and clinical training. The Academic Support Center will foster innovation, expand access to education, and strengthen ties between the health system, ASU, and the Sunnyslope community. This partnership with ASU will also attract students nationally and internationally, which in turn will bring great exposure to the community. The student body will have the advantage of dining at local restaurants, visiting parks, and taking advantage of local services.

In addition, this PUD will allow for the introduction of multi-family residential development on the campus. This new housing will directly support the medical center by providing convenient living options for healthcare professionals interested in living close to work, while also delivering a broader community benefit by expanding housing opportunities in Sunnyslope.

Overall Design Concept

John C. Lincoln Medical Center is planned to be healthcare-focused campus, anchored by the hospital. The health and wellness campus is designed as an urban environment that fosters social interaction amongst its visitors and employees. Common design elements such as building materials and colors, hardscape elements, landscape, and streetscape will unify the development and create a cohesive vision for the approximately 37.6-acre site.

With the proposed PUD, new development will focus on unifying the built environment through architectural consistency, enhanced landscape frameworks, integrated open spaces, and pedestrian-friendly features. The intent is to establish a cohesive campus identity that reflects HonorHealth's mission while embracing the urban desert context of North Phoenix. Although the campus is situated in an arid setting, the design vision emphasizes oasis-like destinations that provide comfort and respite. These include a courtyard healing garden, shaded pedestrian corridors, outdoor dining and respite plazas.

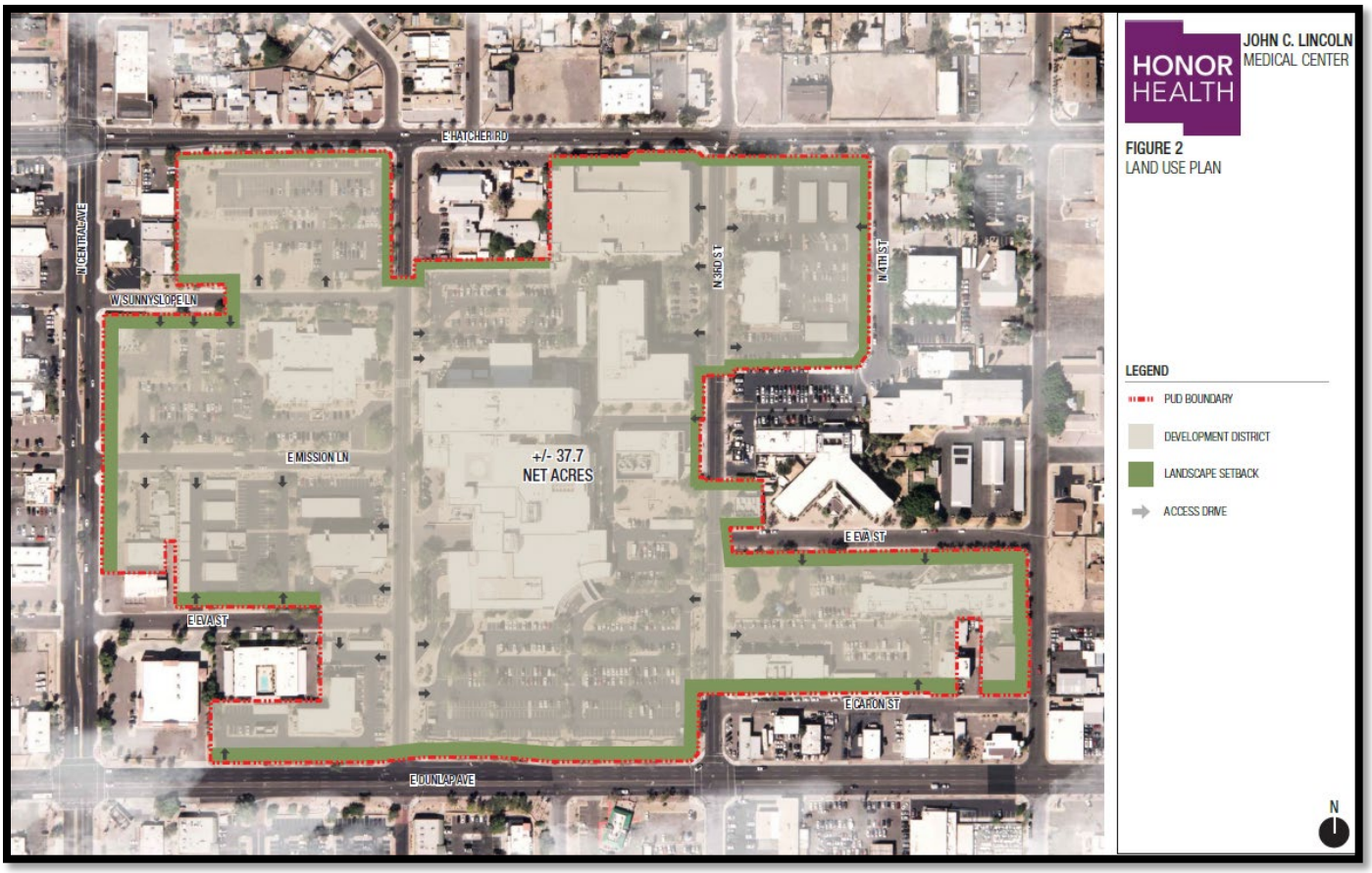
Regulatory Provisions

The Planned Unit Development ("PUD") zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix ("Phoenix Zoning Ordinance"). A PUD is intended to be a stand-a-lone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project ("PUD Regulations"). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements. A PUD may include substantial background information and narrative discussion, including purpose and intent statements, which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within the PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the applicable portions of the Phoenix Zoning Ordinance will control.

B. Land Use Plan

The PUD boundary encompasses the existing John C. Lincoln campus including hospital facilities, medical office buildings, parking structures, and associated support services. The land uses will support both existing and proposed land uses in the area, capitalize on the nearby Interstate 17 & Interstate 51 transportation corridors and promote the goals and vision of the North Mountain Village.



C. List of Uses

The following development standards are proposed for the HonorHealth John C. Lincoln Medical Center PUD.

Permitted Uses:

- All uses permitted in Section 624 (Commercial C-2 District – General Commercial) and in Section 626 (CP/BP District- Commerce Park/ Business Park) of the City of Phoenix Zoning Ordinance
- Multifamily
- Medical, pharmaceutical and biotechnical products or equipment, manufacturing.
- Community residence center
- Hospice
- Medical schools and associated dormitories and medically related educational facilities.
- IT and Command Center as related to on-site and off-site hospital operations

Accessory Uses:

- Museums and galleries
- Mobile Food Vending
- Helistop

Prohibited Uses:

- Adult uses
- Medical Marijuana uses

Temporary Uses:

- All temporary uses shall comply with Section 708 (Temporary Uses) of the City of Phoenix Zoning Ordinance

D. Development Standards & Guidelines

The following development standards are proposed for the HonorHealth John C. Lincoln Medical Center PUD. This PUD has two sets of development standards based on the proposed use.

TABLE 1A: HEALTHCARE USE DEVELOPMENT STANDARDS
(Hospital, Medical Office, Academic Support, Structured Parking)

Standard	PUD Standard
Minimum Lot Width/Depth	None
Setbacks adjacent to publicly dedicated right-of-way	10’ minimum
Hatcher Road Setback	14’ maximum
Interior Setbacks (not adjacent to publicly dedicated right-of-way)	0’
Maximum Height	120’
Maximum Lot Coverage	85% for overall campus
Building Separation	0 feet

Open Space	Not required
Fencing	8-foot metal fencing permitted within all required setbacks

TABLE 1B: HEALTHCARE LANDSCAPE STANDARDS & PLANTING GUIDELINES

Category	PUD Standard
Landscape Setbacks	All required setbacks shall be landscaped
Public Sidewalk Shade	50% minimum shade at maturity (Summer Solstice, 12 p.m.)
Street Trees	2” caliper minimum; 20’ O.C. or equivalent; 50% 2”, 50% 3”
Hatcher Streetscape	6’ landscaped strip + 8’ detached sidewalk
Parking Lot Landscape Area	10% minimum landscaped area
Tree Canopy (Site-wide)	25% minimum canopy at maturity

TABLE 1C: HEALTHCARE ADDITIONAL DEVELOPMENT STANDARDS

Category	PUD Standard
Shade at Building Entrances	100% of primary entrances shaded by permanent architectural elements
Roof Reflectivity	SRI ≥ 82 (low slope)
Mechanical Screening	Fully integrated into parapet design
Lighting	100% LED; Dark Sky compliant- sustainability
Pedestrian Connectivity	Clearly defined ADA paths separated from vehicular traffic

TABLE 2A: RESIDENTIAL USE DEVELOPMENT STANDARDS
(Multifamily / Student Housing/ Mixed Use including residential)

Standard	PUD Standard
Maximum Density	65 du/ac
Minimum Lot Width/Depth	None
Maximum Height	80’
Setbacks adjacent to publicly dedicated right-of-way	10’ minimum
Interior Setbacks (not adjacent to publicly dedicated right-of-way)	0’
Hatcher Road Setback	14’ maximum
Lot Coverage	85% for overall campus
Minimum Open Space	10% per project, including rooftop open space
Fencing	8-foot metal fencing permitted within all required setbacks

TABLE 2B: RESIDENTIAL LANDSCAPE STANDARDS & PLANTING GUIDELINES

Category	PUD Standard
Landscape Setbacks	All required setbacks shall be landscaped.
Interior Setbacks (not adjacent to publicly dedicated right-of-way)	0’
Public Sidewalk Shade	50% shade coverage at maturity
Parking Lot Landscape Area	15% landscaped area
Tree Planting	2” caliper min; 20’ O.C.or equivalent
Amenity Areas	Shaded seating, community spaces required

TABLE 2C: RESIDENTIAL ADDITIONAL DEVELOPMENT STANDARDS

Category	PUD Standard
Balconies/Private Open Space	Provided for minimum 60% of units
Common Area Amenities	Shaded gathering space required
Lighting	LED; shielded; max 1 foot-candle at property line
Open Space Shade	75% shaded at maturity
Bicycle Parking	Provided per Section 1307(H)

TABLE 3A: PARKING RATIOS

Vehicular parking shall comply with the Section 702 of the Zoning Ordinance unless otherwise modified below.

Use	Standard
Educational Uses	1 space per 200 SF
Hospital	1 space per 300 SF
Medical Office	1 space per 250 SF
Research and Development	1 space per 275 SF
Residential/ Multifamily	Studio - 0.5 space per unit 1-bedroom – 1 space per unit 2 or more total bedrooms - 1.5 space per unit Guest Parking - 0.1 space per unit

Bicycle parking shall comply with Section 1307(H) of the Zoning Ordinance.

E. Design Guidelines

The John C. Lincoln Medical Center in Sunnyslope has a long legacy of community care. Originally founded as Desert Mission clinics in the 1920s, the hospital site opened in the mid-20th century and operated under the John C. Lincoln Hospital name for decades. Following the 2013 merger of John C. Lincoln Health Network and Scottsdale Healthcare, the campus became part of HonorHealth in 2015. Over the years, the campus architecture and landscape have evolved through incremental additions and renovations.

With this PUD, new development will focus on unifying the built environment through architectural consistency, enhanced landscape frameworks, integrated open spaces, and pedestrian-friendly features. The intent is to establish a cohesive campus identity that reflects HonorHealth's mission while embracing the urban desert context of North Phoenix.

Although the campus is situated in an arid setting, the design vision emphasizes oasis-like destinations that provide comfort and respite. These include a courtyard healing garden, shaded pedestrian corridors, and outdoor dining and respite plazas.

a. Hatcher Road Overlay District Compliance & Integration

A portion of the John C. Lincoln Medical Center campus is adjacent to Hatcher Road and is located within the Hatcher Road Overlay District (HROD), as established in Section 672 of the Phoenix Zoning Ordinance. The HROD is intended to promote a pedestrian-oriented, mixed-use corridor that enhances the economic vitality, streetscape character, and walkability of Hatcher Road.

The standards listed below are to further the vision and goals of the Hatcher Road Overlay District within the PUD zoning district. Where development occurs within the HROD boundary, the standards of the PUD shall apply. In the event of a conflict between this PUD and the HROD standards, the provisions of this PUD shall prevail unless otherwise noted.

Building Orientation and Activation Along Hatcher Road

Consistent with the overlay, buildings fronting Hatcher Road shall be oriented toward the street and designed to reinforce pedestrian activity. At least one primary entrance shall face Hatcher Road where feasible. For buildings exceeding 100 linear feet of frontage, entrances should be provided at a frequency that supports pedestrian access and visual engagement.

Hospital, academic, and medical support functions located along Hatcher Road shall incorporate architectural articulation, glazing, and public-facing elements to maintain an active streetscape environment consistent with the intent of the HROD.

Ground Floor Transparency and Façade Design

For retail or office uses located along Hatcher Road, a minimum of seventy percent (70%) of the ground-floor street-facing façade should consist of transparent glazing located between three (3) feet and seven (7) feet above adjacent sidewalk grade.

Transparent glass shall have a reflectivity of thirty percent (30%) or less. Where clinical privacy or operational requirements limit glazing percentages, equivalent pedestrian interest shall be achieved through architectural detailing, material variation, recessed entries, shading elements, and enhanced landscaping.

Building façades facing Hatcher Road shall not exceed twenty (20) linear feet without interruption by a window, entry, or architectural articulation.

Build-To Line and Street Relationship

Along Hatcher Road frontage, a build-to line (maximum building setback) shall be established fourteen (14) feet behind the back of curb or property line, whichever is greater. A minimum of seventy percent (70%) of the ground-floor façade adjacent to Hatcher Road should be located within zero (0) to two (2) feet of the build-to line.

Where retail or pedestrian-oriented uses are proposed, an additional setback of up to twelve (12) feet may be incorporated for plazas, arcades, outdoor dining, shaded seating areas, or enhanced pedestrian gathering space.

Where hospital operations require modified building placement due to emergency access, security, or clinical needs, enhanced streetscape elements, shading, and architectural articulation shall be incorporated to maintain a strong pedestrian orientation.

Streetscape and Landscape Enhancements Along Hatcher Road
Streetscape improvements along Hatcher Road shall include:

- A minimum six (6) foot landscaped area adjacent to the curb.
- An eight (8) foot detached sidewalk.
- Shade coverage for a minimum of fifty percent (50%) of the sidewalk area, measured at summer solstice at 12:00 p.m.
- Theme trees planted approximately twenty (20) feet on center, or in equivalent groupings, consistent with the Hatcher Road Plant Palette.

All plant materials along Hatcher Road shall be selected from the Hatcher Road Plant Palette. Shade structures extending into the public right-of-way shall require revocable permits as administered by the City.

The PUD exceeds HROD minimum requirements by incorporating enhanced shade canopies, pedestrian-scale lighting, decorative paving, public seating, and transit-supportive improvements where applicable.

Parking Placement and Screening Along Hatcher Road
Parking located along Hatcher Road shall be placed to the rear of buildings wherever feasible to support a pedestrian-oriented frontage. Surface parking shall not dominate the Hatcher Road streetscape.

Structured parking adjacent to Hatcher Road shall incorporate architectural articulation, screening, and liner uses where appropriate to maintain a cohesive corridor character.

Thermal Comfort Strategies

- Expanded shading through desert-adapted trees, architectural projections, and free-standing shade structures.
- Protective overhangs and canopies at major entrances to reinforce identity and comfort.
- Façade treatments and screening at glazing areas to balance daylight with reduced solar gain.
- Sustainable paving using light-colored, permeable materials to reduce heat retention.

Integrated Streetscape and Landscape Elements

- Solar Shade Plazas combining photovoltaic canopies, raised planters, and eco-permeable paving.
- Public Outreach Plaza, designed for community connection with shade, seating, and landscape. Landscape will be multifunctional, adaptable and versatile in design to support the different events

to be held in the plaza. Mixed-use landscape design will aid in a four-season multi-functional use; containing spaces within them that are shaded in the summer months but allows for sun penetration in the winter months.

- Rain Garden + Rain Walk for stormwater harvesting and shaded circulation. Landscape will create a multifunctional space serving both as an informative space and healing garden. Sensory landscape to stimulate and engage five senses by including aromatic plants and textured foliage.
- Green Trail + Pedestrian Links with alternate paving and tree canopies, tying the campus to Sunnyslope's walkable fabric. Landscape buffer between streets promoting safety within the network of connectivity.
- A mix of hardscape and softscape materials to encourage bicyclists and pedestrians to share the paths.
- Prioritize pedestrian comfort and functionality by incorporating shade trees and raised planters for seating. Tree species should be deciduous, encouraging the use of the plaza year-round. Colorful accents will be introduced for aesthetic and cohesive vision.



Campus design strategy examples

b. Building materials - Healthcare

The redevelopment of the John C. Lincoln Medical Center campus in Sunnyslope will be a highly visible reflection of HonorHealth's long-standing commitment to serve the North Phoenix community. Located prominently along North Central Avenue and Dunlap Avenue, the campus design will reinforce its identity as a neighborhood anchor while elevating the built environment with a contemporary, cohesive aesthetic. Building materials, proportions, and façade articulation will be selected to create visual interest at key frontages and pedestrian entries, while harmonizing with the desert context and the surrounding Sunnyslope urban fabric.

- **Metal Panels (5%–10%):** Prominent or street-facing elevations will incorporate high-quality metal panels with concealed attachment systems. Panels will be used strategically to provide texture, accentuate horizontal/vertical articulation, and complement adjacent glazing or stucco/EIFS systems.
- **Glazing (25%–40%):** Transparency will be prioritized at north-facing elevations, lobbies, and public areas to capture views of the Phoenix Mountain Preserve and to create a welcoming, light-filled environment. At sides of buildings with fewer windows due to solar orientation, façade articulation, sunshades, and varied material treatments will break up blank expanses. Between 40%–60% of total glazing will occur on northern elevations.
- **EIFS/Stucco/Fiber Cement (60%–70%):** The primary wall cladding of hospital and medical office buildings will be stucco or EIFS, balanced by glazing and metal panel systems. Large wall planes will incorporate reveals, changes in color, and horizontal/vertical offsets to provide scale and rhythm. Durable paint finishes will ensure longevity and consistency across the campus. Ancillary buildings will employ stucco or fiber cement systems with integrated masonry or accent paneling.
- **Streetscape Integration:** Building materials will transition seamlessly into the public realm through the use of shade canopies, solar panel structures, permeable pavers, and desert-adapted landscape palettes. Architectural detailing will reinforce key campus entries at Dunlap and Central while extending the visual character into public plazas, shaded walkways, and healing gardens. Landscape will soften and complement the architectural features by providing organic, living characteristics that add color and texture.

This material strategy unifies the hospital expansion, new bed tower, parking structures, and support facilities into a cohesive identity, while reflecting HonorHealth's dual mission of innovation and community care.

c. Building Materials – Residential

The residential components of the John C. Lincoln Medical Center campus are envisioned as an integrated extension of the broader health and wellness environment, providing high-quality living opportunities for healthcare professionals, students, and the surrounding community. Residential buildings will reinforce a cohesive campus identity while introducing a warmer, more human-scaled architectural character that complements the Sunnyslope neighborhood context.

Building materials will prioritize durability, thermal performance, and visual compatibility with the desert environment. Façade articulation, material variation, and shading strategies will be used to create pedestrian-friendly environments and reduce heat gain while maintaining a contemporary desert architectural expression.

- **Stucco / EIFS/ Integrally Colored Plaster (50%–70%)**: Primary building cladding will consist of stucco, EIFS or integrally colored plaster systems. Finishes will include smooth and sand textures in light, reflective tones to reduce solar heat gain. Large wall planes will be articulated with reveals, color variation, and offsets to create visual rhythm and break down scale.
- **Masonry / Fiber Cement Accents (5%–25%)**: Concrete masonry units (CMU), split-face block, stone veneer, fiber cement panels will be incorporated at building bases, entries, and key

architectural elements. Masonry will provide durability at high-traffic areas and reinforce a grounded, residential character. Materials and colors will draw from desert-inspired tones to align with the surrounding context.

- **Metal Accents (0%–10%)**: Metal elements such as railings, shade structures, trellises, and accent panels will be used selectively to complement the architectural language established in the healthcare buildings. These elements will provide contrast and reinforce contemporary design without dominating residential façades.
- **Glazing (15%–30%)**: Window systems will be designed to balance natural daylight with energy performance. Openings will be strategically oriented to minimize west-facing heat gain while maximizing north and shaded exposures. Window recesses, overhangs, and vertical fins will be used to provide shading and depth.
- **Balconies, Shade Elements, and Projections**: Private balconies, recessed patios, and shared outdoor corridors will be integrated into building façades to provide usable outdoor space and enhance livability. Architectural projections such as overhangs, pergolas, and trellises will contribute to shading and façade articulation while reinforcing a pedestrian-scaled environment.
- **Roof Forms and Materials**: Flat and low-slope roof forms will predominate. Parapets will be used to screen mechanical equipment and contribute to a clean architectural profile. Select buildings may incorporate sloped roof accents or shade structures to introduce variation and residential character.
- **Streetscape Integration**: Residential buildings will engage the public realm through shaded entries, stoops, and pedestrian-oriented frontages. Materials will extend into the landscape through coordinated hardscape elements such as concrete, pavers, and seat walls. Shade trees, trellises, and covered walkways will be integrated to support thermal comfort and walkability.



Example of prominent building facades with deep set glazing for shading and shaded pedestrian sidewalks and streets.



Example of residential housing. Articulated façade with defined windows utilizing shade and shadow.



Conceptual entry elevation using canopies to help distinguish the new main entrance to the hospital and provide useable shaded outdoor space.

d. Building Articulation and Massing- All buildings

Future buildings on the John C. Lincoln Medical Center campus will be designed to create a cohesive and human-scaled environment that reflects both HonorHealth's modern identity and the Sunnyslope community setting. Continuous wall planes will be avoided through horizontal and vertical modulation, offsets, and layered façade treatments. Where rectilinear building forms are necessary for healthcare efficiency, architectural articulation will be introduced through a combination of material variation, recessed planes, glazing strategies, and shading elements such as sunshades or perforated metal screening.

- **Façade Articulation:** Long elevations will be visually broken down with material changes, EIFS/stucco reveals, glazed openings, and accent panel systems to prevent blank expanses. Massing will emphasize rhythm and proportion at pedestrian scale, particularly along Central Avenue, Dunlap Avenue, and 3rd Street edges.
- **Mechanical Screening:** Roof-mounted mechanical, HVAC, or environmental equipment will be screened from public view using integrated parapet walls and building form extensions, avoiding the need for separate rooftop screen structures.
- **Entrances and Transparency:** Building entries will be clearly identifiable and welcoming, highlighted through canopies, material or color differentiation, and increased glazing at lobbies and public circulation spaces. This reinforces wayfinding and strengthens the patient and visitor arrival sequence.
- **Streetscape Integration:** Entrances and façades will connect seamlessly to shaded pedestrian corridors, plazas, and landscaped gathering areas envisioned in the streetscape plan (Solar Shade Plaza, Outreach Plaza, Rain Garden). Architectural form will support the creation of oasis-like public spaces within the urban desert context.

e. Color Palette - Healthcare

The color palette for the John C. Lincoln Medical Center campus will reinforce a unified and contemporary identity while responding to the surrounding urban desert context of Sunnyslope. Building finishes will incorporate neutral base tones and soft desert-inspired accents, ensuring compatibility with existing campus structures while elevating the character of new development.

- Primary Massing Elements will utilize light-colored plaster or EIFS finishes, reducing heat absorption and reflecting natural daylight to create a bright, welcoming environment.
- Accent Colors will draw from warm earth tones and soft desert hues that complement the landscape palette and surrounding neighborhood character. This shall not preclude or restrict and colors of an artistic mural.
- Material Integration will ensure that glazing, metal panels, and stucco/EIFS systems share a cohesive tonal relationship, reinforcing rhythm and continuity across hospital, office, and support buildings.
- Public Realm Consistency: The architectural color palette will extend into the streetscape and plaza design, aligning building finishes with permeable pavers, shaded canopies, and landscape materials such as native stone, concrete, and desert-adapted planting.

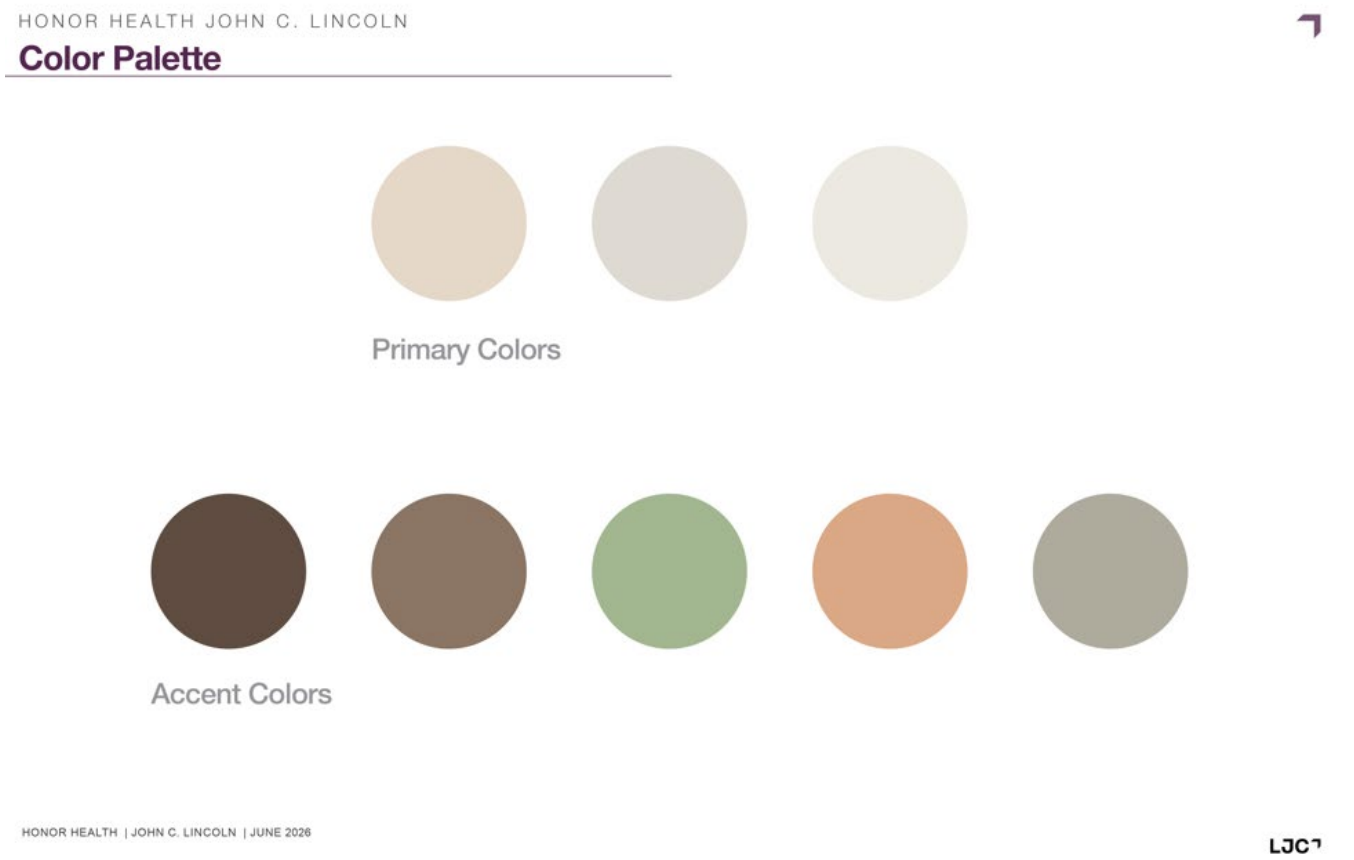
This approach ensures that future expansions, bed towers, parking structures, and public plazas will blend seamlessly into a unified campus identity, strengthening John C. Lincoln's role as both a healthcare hub and a community anchor.

f. Color Palette – Residential

The residential components of the John C. Lincoln Medical Center campus will complement the broader campus identity while introducing a warmer, more approachable palette that reflects the character of Sunnyslope and typical multifamily development in Phoenix. The color strategy will balance cohesion with the healthcare environment while creating a distinct residential identity that enhances livability and neighborhood integration.

Building colors will emphasize durability, solar reflectivity, and compatibility with the desert context, while incorporating subtle variation to create visual interest at a pedestrian scale.

- **Primary Massing Elements** will utilize light to medium-tone stucco or plaster finishes in warm neutral hues such as off-white, sand, taupe, and light beige. These tones will reduce heat absorption while maintaining a softer, more residential character compared to institutional buildings.
- **Secondary and Accent Colors** will incorporate a broader range of desert-inspired tones, including warm grays, clay, terracotta, muted greens, and soft browns. These colors may be applied to articulated building volumes, balcony elements, or vertical/horizontal offsets to break down building mass and create neighborhood-scaled variation. This shall not preclude or restrict and colors of an artistic mural.
- **Material Expression and Layering** will emphasize contrast between base, middle, and top of buildings. Darker or more textured tones (e.g., masonry base) will ground the building, while lighter tones at upper levels reduce perceived mass and reflect sunlight.
- **Balconies and Architectural Elements** such as railings, trellises, and shading devices may incorporate darker accent tones or complementary colors to provide depth and rhythm across façades while reinforcing a residential identity.
- **Roof and Parapet Treatments** will remain neutral and cohesive with the overall palette, using tones that integrate with primary wall colors while minimizing visual contrast from surrounding viewpoints.
- **Public Realm Consistency**: The residential color palette will extend into site elements including shade structures, pedestrian pathways, site walls, and amenity areas. Materials such as concrete, decomposed granite, stone, and desert-adapted planting will be coordinated with building colors to create a cohesive and comfortable outdoor environment that supports walkability and thermal comfort.
- **Art** areas along Hatcher Road will incorporate integrated public art—such as murals, sculptural elements, and artist-designed features—to support the corridor's vision as a vibrant, pedestrian-oriented, mixed-use environment.



Sample colors

g. Site Design Approach

To strengthen the relationship along Dunlap Avenue, Central Avenue, and 3rd Street, the John C. Lincoln campus will incorporate enhanced landscaping, shaded pedestrian corridors, and oasis-like public spaces that promote comfort, safety, and a sense of community. Streetscape improvements will be designed to provide a more human scale for pedestrians, integrating terraced planting areas and desert-adapted trees.

- **Shaded Walkways:** Pedestrian circulation routes will be lined with desert shade trees, solar canopies, and architectural projections, reducing heat stress and enhancing comfort year-round.
- **Paving Strategies:** Indigenous paving materials will prioritized where possible for pedestrian areas, balancing permeability for stormwater infiltration with full ADA accessibility.
- **Crosswalk Treatments:** Where pedestrian paths intersect with vehicular circulation, crossings will feature decorative pavers, colored/stamped concrete, or other contrasting materials to enhance visibility and safety. Landscape buffer between street and pedestrian/bike crosswalks.
- **Open Spaces:** Common open areas will incorporate passive recreation amenities including shaded seating, tables, and landscaped respite areas. Shade and climate controlled landscape for a relaxing environment. Landscape sensory components paired with natural elements: water features, a mix of textures, colorful and fragrant plants to create a soothing and healing setting

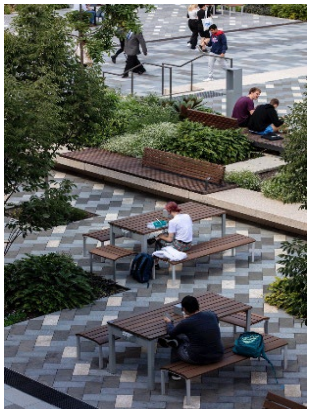
h. Landscape Standards

The landscape standards for The John C. Lincoln Medical Center PUD recognizes existing conditions and establishes a common landscape theme for future development. The landscape character for the medical center will integrate the built environment into the natural landscape while providing a comfortable, accessible and aesthetically pleasing environment. Plant materials will soften the general appearance of the site, provide shade, and provide buffering between adjacent zoning uses. The purpose of the Landscape Standards section is to provide a baseline requirement for landscape improvements and establish a common landscape theme for the development as a whole.

The landscape guidelines include areas at the medical center defined by five identifiable zones: entrances, circulation, open spaces, parking, and residential. Each of the zones will be characterized by its own landscape aesthetic to serve specific needs to the campus.







1. Entry Landscape

The project has several major gateway entries along the perimeter of the site. These entry points will provide a sense of character that will define the project's aesthetic charm.

Project Gateways can be defined as being Primary and Secondary entrances into the site.

- Primary entrances will be used for hospital patients, visitors and staff and will be designed to create an enhanced sense of arrival for the users.
- Secondary entrances will be used for indirect access to campus buildings and parking areas.

A general hierarchy of these two entrance types will be distinguished by overall size, entry monumentation, and choice of plant material. Landscape treatments may be comprised of mature specimen trees, palms and dense mass plantings of evergreen and flowering shrubs, groundcover, and accent cacti plantings taking into consideration the native desert plant palette. Lawn areas may also be considered at campus entrances to provide a cooling effect upon arrival.







2. Circulation Landscape

The landscape standard for the circulation plan will encourage pedestrians to walk to and within the campus, sharing these pathways with bicyclists. It proposes a campus-wide system of interconnected off-street paths and sidewalks. These inviting multi-use pathways will incorporate a landscape buffer between the neighborhood streets. The landscape will cultivate opportunities for active and passive open spaces by offering shade and seating along the way.

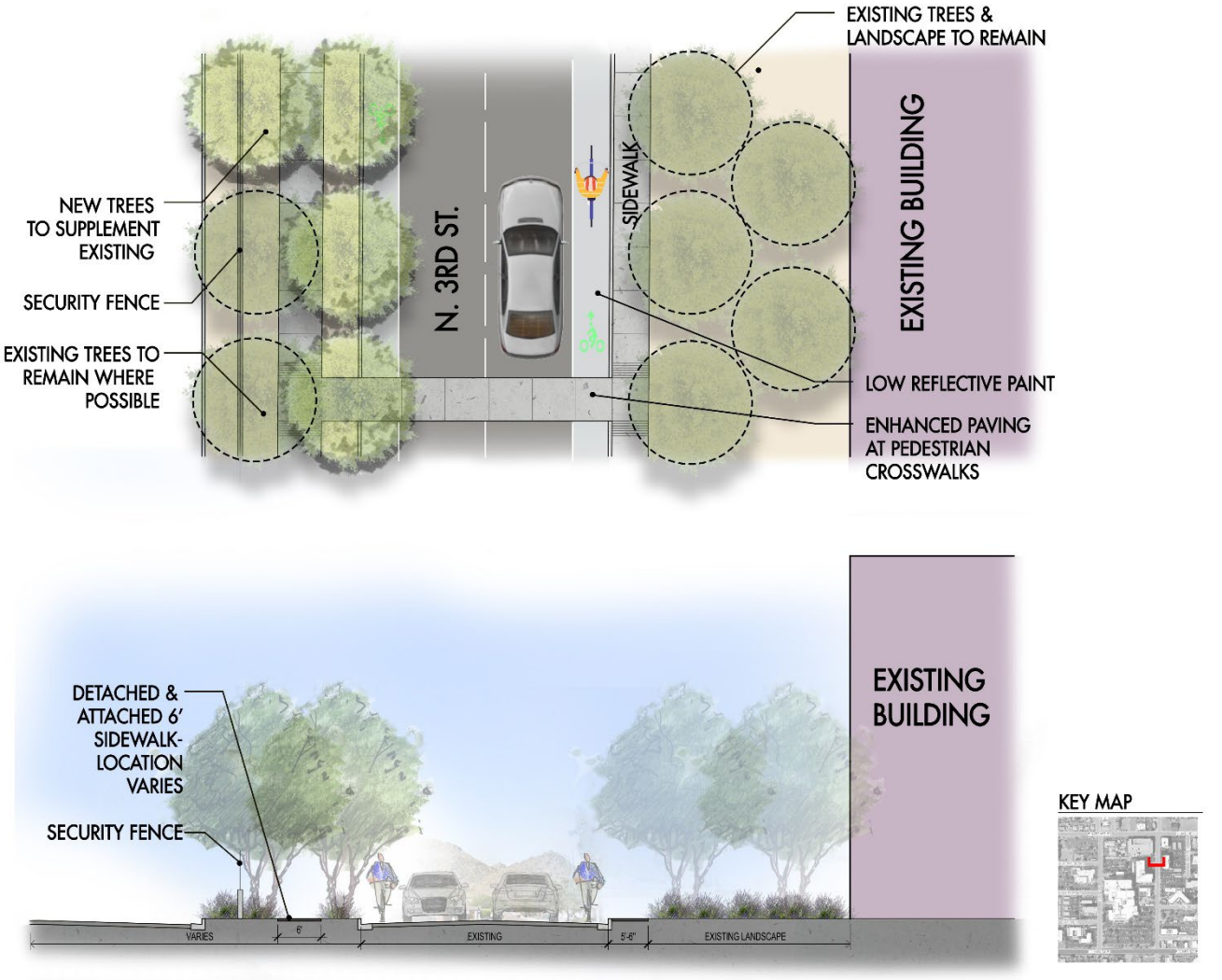






Bicycle circulation to and within the medical center is encouraged through linkages from existing bike paths on the arterial roads. The landscape guidelines for an encouraging and safe bike path include appropriate plant selection, separation and buffers along with durability of surface material. Plant material may include low growing plants, hardy groundcovers or shrubs in buffers to ensure visibility for bicyclists. Paving material should be that of low maintenance and easy to walk on so these paths can be multi use and multi-purpose.



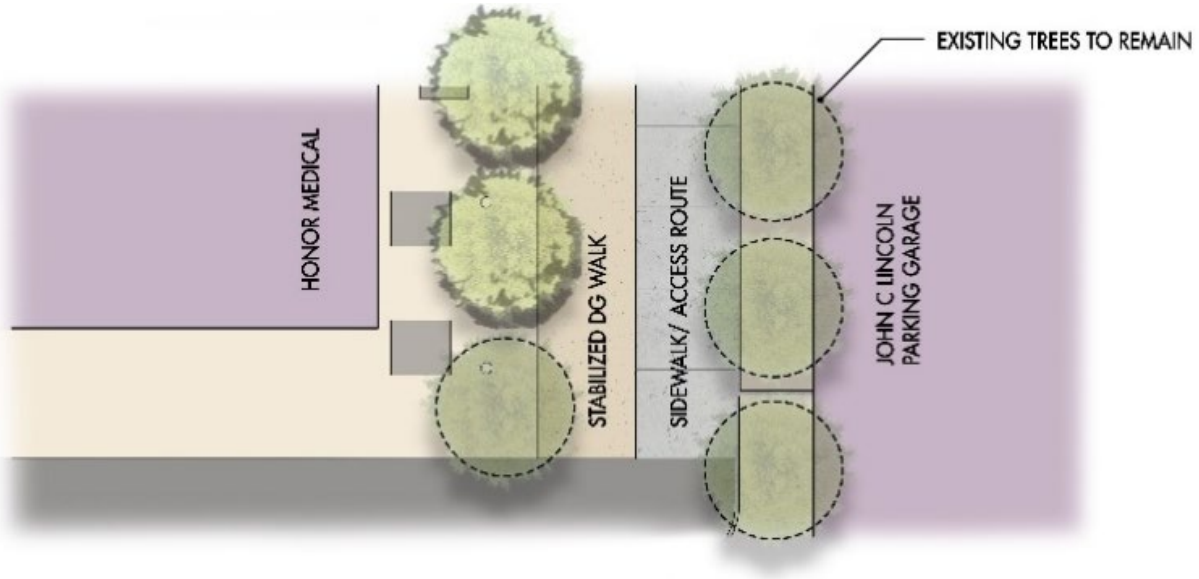
3RD STREET NORTH OF EVA (LOOKING NORTH)

Vehicular traffic is heavy through the arterial and major collector road. Landscape treatment will provide an attractive entry feel and edge that will buffer the roads from adjacent residences and businesses, provide shade for pedestrians and maintain a native desert appearance and function. The appropriate mix of canopy trees, shrubs and groundcovers will provide an attractive pedestrian experience along the streetscape. Plant materials will be incorporated between the street and adjacent sidewalks to provide an interesting, comfortable and safe pedestrian environment.











UTILITY/ PEDESTRIAN CORRIDOR

3. Open Space Landscape

The wellness campus will have a plethora of opportunities for common space environments encouraging social interactions. The landscape standards in these spaces will incorporate canopy trees to provide shade, drought tolerant plans prioritizing low maintenance and a mix of hardscape and softscape balance to allow for programmed activities and flexibility. These improved open spaces, plazas and courtyards shall be shaded a minimum 50% and functional in terms of area, dimensions, location and amenities to promote safe human interaction.

The Open Space Plan framework includes active open spaces and serene open spaces. The Open Space Plan graphic provides a conceptual look at how these will be distributed within the John C. Lincoln Medical Center campus.

- Active open spaces are where people gather, hold events, dine, learn, and socialize. Active open spaces should be designed to be comfortable, inviting and convenient for casual use between more formal events. The open space should function well for informal use when not programmed for events. It should offer shade in summer and access to winter sun. Movable tables, chairs and other furnishings can increase flexibility in use of the space. People can arrange tables and chairs into informal groupings, for example and move them to take advantage of sun and shade. To maximize use, active open space should be designed to be adaptable, accommodating a variety of group sizes and types.

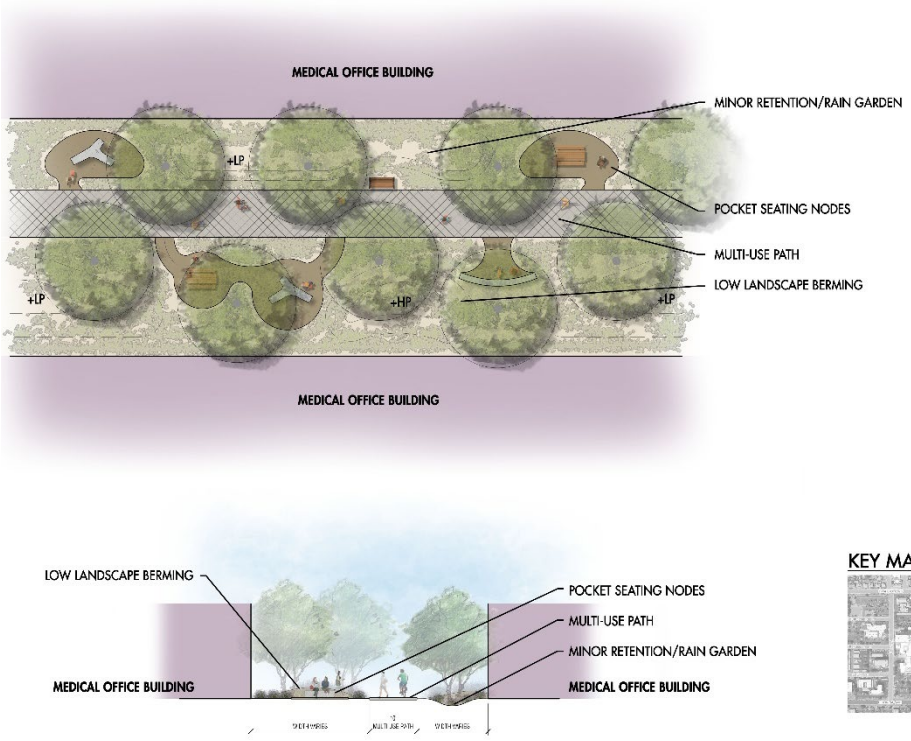


ACTIVE OPEN SPACE - PLAZA






- Serene open spaces are where people can get out of the main flow of activity to relax, take a break or find a quiet, peaceful place. They should be configured so people can gather in small groups and have some privacy if desired. Serene open spaces should provide beauty, quiet and a sense of peacefulness. Serene open spaces should be beautiful, well-landscaped with flowering, aromatic shrubs. They should hold a strong sense of nature with plants showcasing different shades of foliage and texture. Art sculptures and water features can also incorporate a high level of amenity.



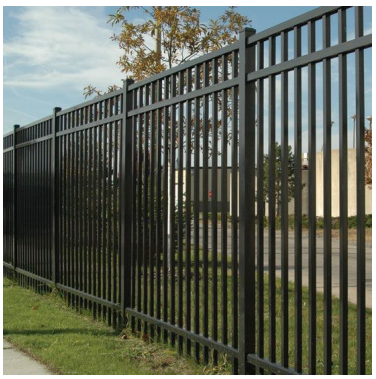
SERENE OPEN SPACE - PLAZA

In addition to these types of open spaces, landscaped pedestrian paths and sidewalks can also be considered part of the open space framework. These may include usable areas, such as seating, or visual open space that is not used but that contributes to open space objectives. The paths and sidewalks establish important open space system connections and link the campus to the surrounding community.

The open space landscape at John C. Lincoln Medical Center campus will contribute to the healing environment by providing a strengthened sense of nature within campus. A somewhat intangible but very important aspect of the Open Space Plan is contributing to the healing environment of the medical center. Open spaces can provide a sense of nature that connects people to the outdoor environment, to the natural world beyond the hospital and to the beauty and good energy it represents.





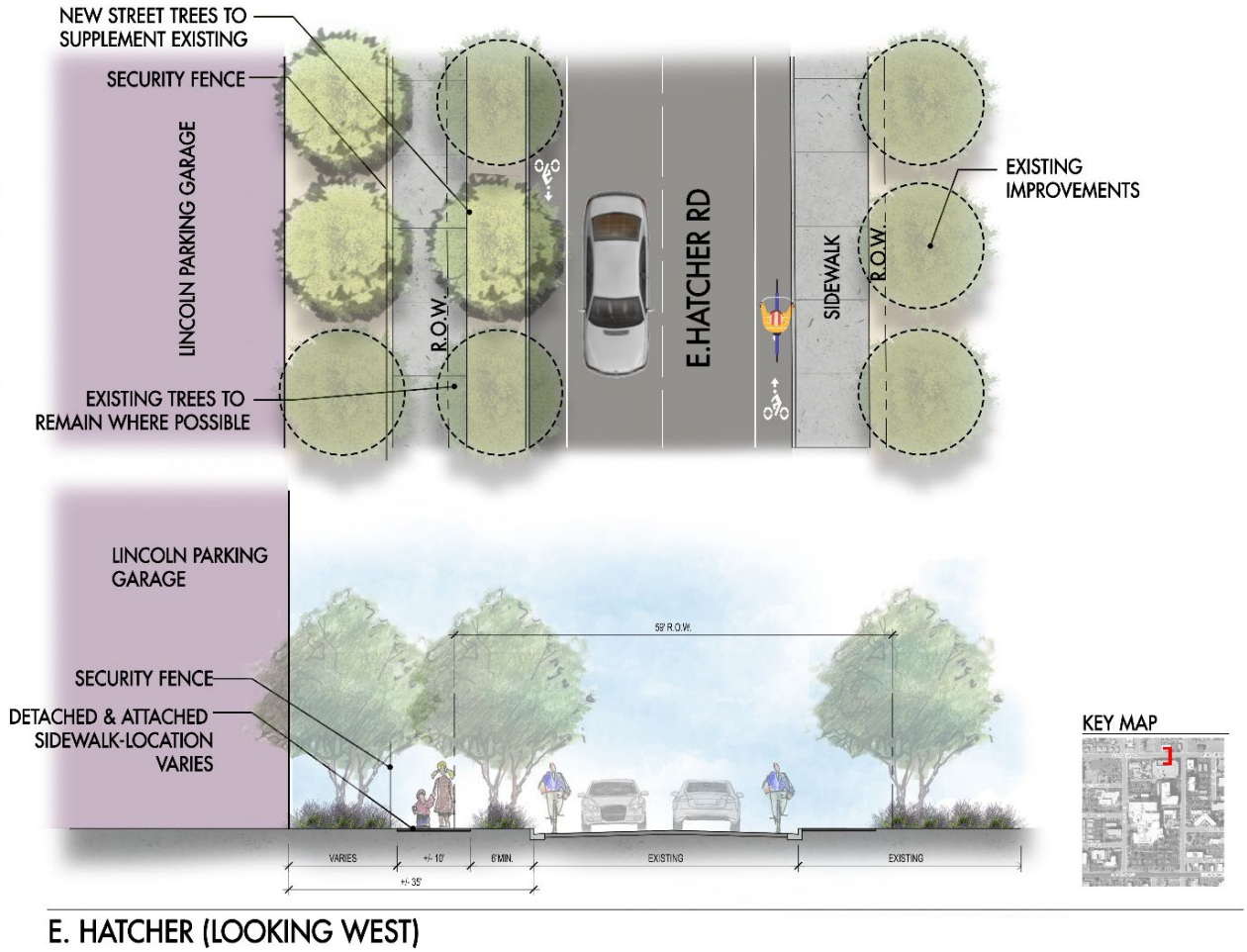




4. Parking Landscape

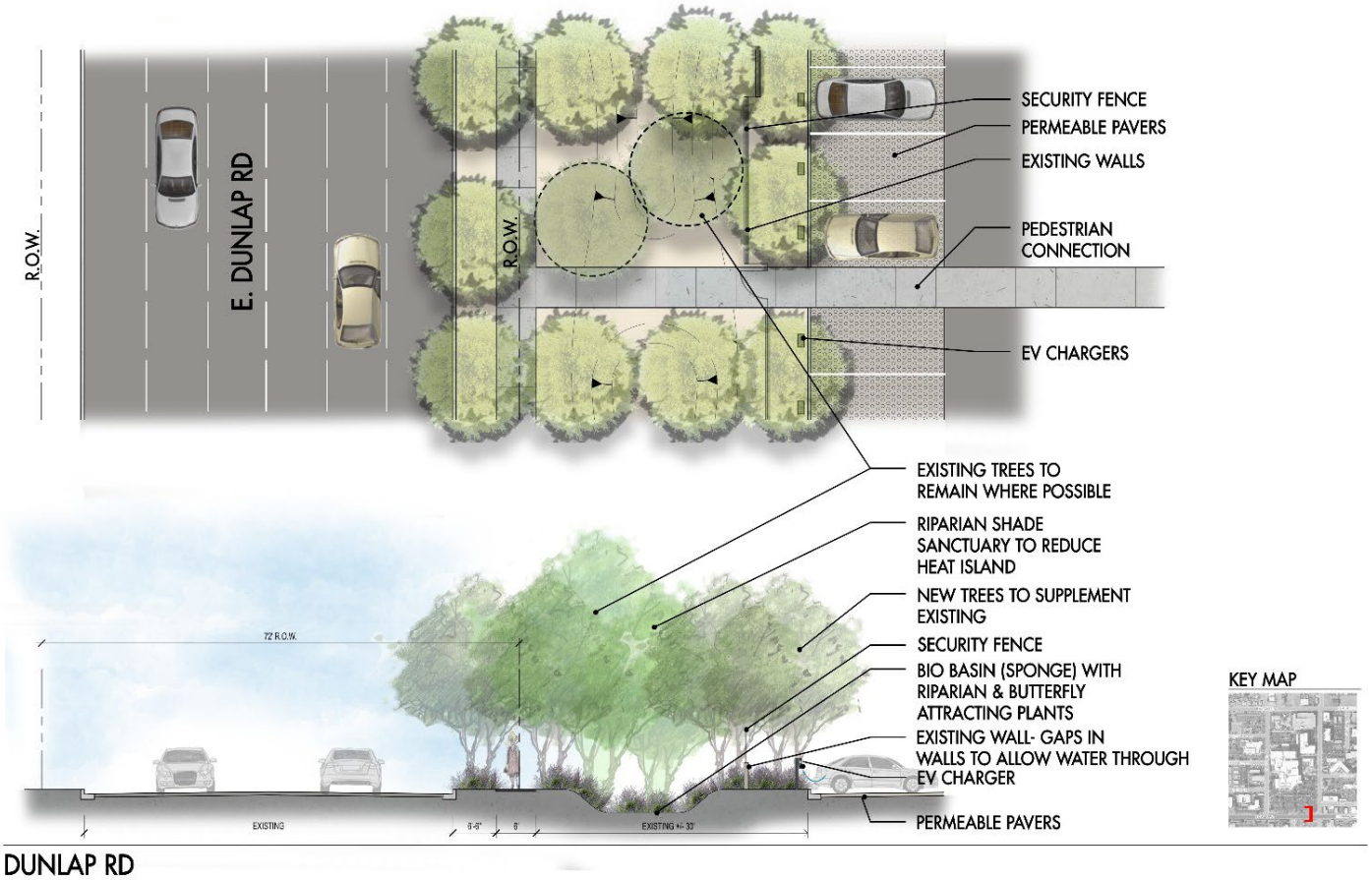
Parking lots shall be landscaped to mitigate their visual impact of the site and provide relief to users. Buffer areas that surround the perimeter of the parking lots should be vegetated with densely planted, tall, and evergreen trees to serve as natural sound barriers. Interior landscape within the parking lots should include both trees and shrubs to soften the harshness of the street. At John C. Lincoln Medical Center campus. There are two proposed types of parking improvements to the medical center: parking structure and surface parking development.

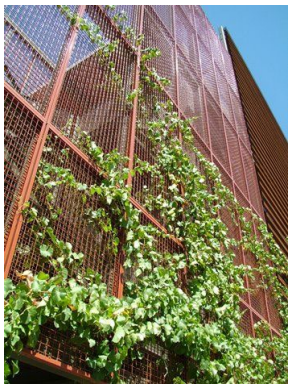
- The interior campus parking structure will be a well-defined destination point within the campus pedestrian circulation system and will take on a more human scale at grade level by incorporating elements such as natural gathering spaces, shade structures, landscaped areas and other outdoor spaces. Landscape guidelines should incorporate vertical landscaping, climbing plants or decorative trellises to "soften" the building facade.

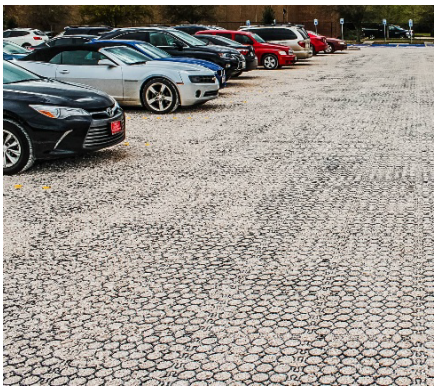


E. HATCHER (LOOKING WEST)

- Surface parking enhancements will be made along existing perimeter roads and smaller collector roads. These spaces will now include shaded trees and low groundcovers for users to park with ease. The landscape should be easy to maintain with the possibility of introducing different surfaces such as permeable paving. In addition to shade planting should provide screening from open space amenities.





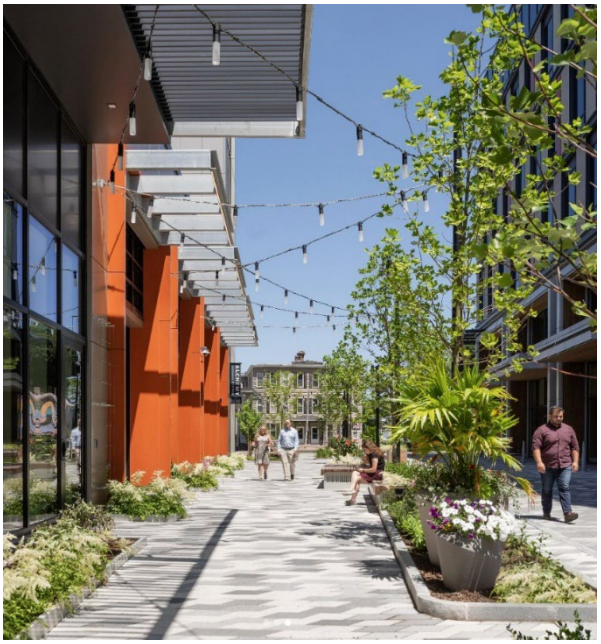




5. Residential Landscape

The new multi-family residential development at the medical campus will create a fun, and relaxing home environment close to work. The landscape at the residential zone should be inviting, balancing aesthetic appeal with functional design. The residential zone will be composed of two categories for landscape guidelines: perimeter landscape and open space landscape. The landscape standards for these open spaces will emphasize usable, high-quality open spaces that foster community interaction while providing a peaceful, private environment for residents. These open spaces will include mix of trees, shrubs, and groundcovers to establish the space. Perimeter landscape should include trees and shrubs to soften the building.









Landscape Standards and Planting Guidelines- Table 4A

Landscape Standards - Planting Guidelines					
		Tree	Shrubs	Turf	Area Requirements
Entrances (Gateways)	Primary	50% -2" CALIPER MIN. 50%-3" CALIPER. (MAX 25% (18' TALL MIN.) PALMS IN LIUE OF 3" CALIPER	(5) 5-GAL. SHRUBS PER TREE / 50% MIN. LIVE COVERAGE	MAX. 25% OF LANDSCAPE AREA	
	Secondary	75% -2" CALIPER MIN. 25%-3" CALIPER.	(5) 5-GAL. SHRUBS PER TREE / 50% MIN. LIVE COVERAGE	MAX. 10% OF LANDSCAPE AREA	
Circulation	Bicyclist	40% OF TREES SHALL BE A MIN. OF 1" CALIPER. 60% OF TREES SHALL BE MIN. OF 2" CALIPER	(5) 5-GAL. SHRUBS PER TREE		
	Pedestrian	40% OF TREES SHALL BE A MIN. OF 1" CALIPER. 60% OF TREES SHALL BE MIN. OF 2" CALIPER	(5) 5-GAL. SHRUBS PER TREE		50% SHADE COVERAGE OVER WALKWAYS
	Vehicular	AVERAGE OF 20'-0" ON CENTER SPACING: 50%- 2" CALIPER, 25%- 3" CALIPER AND 25% -4" CALIPER	(3) 5-GAL. SHRUBS PER TREE		
Open Spaces	Active	(1) TREE PER 500 SQFT. PALMS SHALL BE A MIN OF 18'-0" TALL. TREES SHALL BE A MIN. 2"	(5) 5-GAL. SHRUBS PER TREE / 50% MIN LIVE COVERAGE	MAX. OF 50% OF THE TOTAL LANDSCAPE AREA	
	Quiet	TREES SHALL BE A MIN. 2" CALIPER	(5) 5-GAL. SHRUBS PER TREE / 50% MIN LIVE COVERAGE	MAX. OF 10% OF THE PROPOSED LANDSCAPE AREA (IF SYNTHETIC- MAX 50% OF THE PROPOSED	
Parking Lot	Street Parking	MIN. 2" CALIPER - SINGLE TRUNK TREE	(3) 5-GAL. SHRUBS MIN. PER PLANTING ISLAND		
	Parking Structure	MIN. 2" CALIPER	(5) 5-GAL SHRUBS MIN. / 50% LIVE COVERAGE		
Residential	Open Space	(1) TREE PER 600 SQFT. MIN. 2" CALIPPER	(5) 5-GAL SHRUBS MIN. / 50% LIVE COVERAGE	MAX. OF 30% OF THE TOTAL LANDSCAPE AREA (IF SYNTHETIC- MAX 50% OF THE PROPOSED	50% SHADE COVERAGE OVER WALKWAYS
	Perimeter Landscape	AVERAGE 20'-0" ON CENTER / MIN 2" CALIPER	(5) 5-GAL SHRUBS MIN. / 50% LIVE COVERAGE		

Landscape Master Plant List- Table 4B

BOTANICAL NAME	COMMON NAME
TREES	
Acacia aneura	Mulga
Acacia willardiana	Palo Blanco
Bauhinia species	Orchid Tree
Caesalpinia cacalaco	Cascalote
Chilopsis linearis	Desert Willow
Ebenopsis ebano (Pithecellobium flexicaule)	Texas Ebony
Eucalyptus erthrocorys	Red Cap Gum
Eucalyptus papuana	Ghost Gum
Eucalyptus torquata	Coral Gum
Ficus benjamina	Weeping Chinese Banyan
Ficus microcarpa nitida	Compact Indian Laurel Fig
Fraxinus greggii	Littleleaf Ash
Fraxinus uhdei	Shamel Ash
Fraxinus velutina'Fantex'	Fantex, FanWest Ash
Olea europaea (non-fruiting varieties)	Fruitless Olive (Swan Hills, Wilson)
Olneya tesota	Desert Ironwood
Parkinsonia floridum (Cercidium f.)	Blue Palo Verde
Parkinsonia hybrid (Cercidium)	Desert Museum, Desert Jewel P. V.
Parkinsonia microphyllum (Cercidium m.)	Foothills Palo Verde
Parkinsonia praecox (Cercidium p.)	Palo Brea
Pistacia Lentiscus	Mastic Tree
Pistacia atlantica x intergerrima	Red Push Pistache
Prosopis alba	Argentine Mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis cooperii	Cooper Thornless Mesquite
Prosopis glandulosa glandulosa	Texas Honey Mesquite
Prosopis glandulosa torreyana	Western Honey Mesquite
Prosopis hybrids (i.e., 'Phoenix')	Phoenix Mesquite
Prosopis juliflora (P. velutina)	Arizona Native Mesquite
Quercus species	Oak
Quercus virginiana 'Heritage'	Heritage or other varieties
Sophora Secundiflora	Texas Mountain Laurel
Tipuana tipu	Tipu Tree
Ulmus parvifolia	Evergreen Elm
Vitex agnus-castus	Chaste Tree

BOTANICAL NAME	COMMON NAME
SHRUBS	
Anisacanthus thurberi	Desert Honeysuckle
Bougainvillea species	Bougainvillea
Buxus m. japonica	Japanese Boxwood
Caesalpinia gilliesii	Yellow Bird of Paradise
Caesalpinia mexicana	Mexican Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Baja Fairy Duster
Calliandra eriophylla	Pink Fairy Duster
Callistemon 'Little John'	Dwarf Bottlebrush
Dodonaea viscosa	Hopbush
Dodonea viscosa ‘Purpurea’	Purple Hopbush
Encelia farinosa	Brittlebush
Eremophila Glabra 'Winter Blaze'	Winter Blaze
Eremophila Hygrophana 'blue bells'	Blue Bells
Eremophila laanii 'Pink Beauty	Emu Bush
Eremophila maculata	Valentine
Eremophila maculata	Winter Gold
Eremophila racemosa	Easter Egg Bush
Hamelia patens	Fire Bush
Justicia californica	Chuparosa
Justicia candicans (ovata)	Red Honeysuckle
Justicia spicigera	Mexican Honeysuckle
Lagerstroemia indica	Crape Myrtle
Lantana species	Bush Lantana
Larrea tridentata	Creosote Bush
Leucophyllum species	Sage Varieties
Myrtus communis (all varieties)	True Myrtle
Nandina domestica	Heavenly Bamboo
Nerium oleander varieties	Oleander
Olea Europaea 'Montra'	Dwarf Olive "Ollie"
Pittosporum tobira	Japanese Mock Orange
Plumbago auriculata	Cape Plumbago
Rosa species	Rose
Rosmarinus officinalis	Upright Rosemary
Ruellia species	Ruellia
Russelia equisetiformis	Coral Fountain

Landscape Master Plant List- Table 4B cont.

BOTANICAL NAME	COMMON NAME
ACCENTS	
Agave americana	Century Plant
Agave deserti	Desert Agave
Agave species	Agave Varieties
Aloe species	Aloe Varieties
Asclepias subulata	Desert Milkweed
Carnegiea gigantea	Saguaro
Dasylirion acrotriche	Green Desert Spoon
Dasylirion wheeleri	Desert Spoon
Dietes bicolor	Fortnight Lily
Echinocactus grusonii	Golden Barrel Cactus
Echinocereus engelmannii	Engelmann's Hedgehog
Euphorbia antisyphilitica	Candelilla
Euphorbia myrsinites	Euphorbia
Euphorbia rigida	Gopher Plant
Euphorbia tirucalli	Fire Sticks
Ferocactus acanthodes	Compass Barrel Cactus
Ferocactus wislizenii	Fishhook Barrel
Fouquieria splendens	Ocotillo
Hesperaloe species	Hesperaloe
Lophocereus schottii	Senita Cactus
Lophocereus schottii fa. monstrosus	Totem Pole Cactus
Nolina species	Bear grass
Opuntia species	Cholla/ Prickly Pear
Pachycereus marginatus	Mexican Organ Pipe/Fence Post
Pedilanthus macrocarpus	Lady Slipper
Penstemon species	Penstemon
Portulacaria afra	Elephant's Food
Sanseveria species	Mother-in-law's Tongue
Setcreqasea pallida	Purple Heart Plant
Stenocereus marginatus	Mexican Fence Post
Stenocereus thurberi	Organ Pipe Cactus
Strelitzia reginae	Tropical Bird of Paradise
Yucca baccata	Banana Yucca
Yucca elata	Soaptree Yucca
Yucca species	Yucca (non-native species)

BOTANICAL NAME	COMMON NAME
GROUNDCOVERS	
Ambrosia deltoidea	Bursage
Asparagus desiflorus 'meyers'	Meyer's Asparagus (Foxtail Fern)
Asparagus desiflorus 'sprengeri'	Sprenger Asparagus
Baileya multiradiata	Desert Marigold
Carpobrotus chilensis	Ice Plant
Cephalophyllum 'Red Spike'	Red Spike Ice Plant
Convolvulus cneorum	Bush Morning Glory
Convolvulus mauritanicus	Ground Morning Glory
Drosanthemum speciosum 'Rosa'	Ice Plant
Eremophila prostrata	Outback Sunrise
Ericameria laricifolia 'Aguirre' TM	Turpentine Bush
Glandularia species (Verbena species)	Verbena
Lantana species	Trailing Lantana
Melampodium leucanthum	Blackfoot Daisy
Mesembryanthemum spp.	Ice Plant
Myoporum parvifolium	Myoporum
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Trailing Rosemary
Rosmarinus officinalis 'Prostrate'	Prostrate Rosemary
Ruellia brittoniana 'Katie'	Katie Ruellia
Sphagneticola trilobata (Wedelia t.)	Yellow Dot
Tetraneuris acaulis (Hymenoxys a.)	Angelita Daisy
Trachelospermum asiaticum	Asiatic Jasmine
Verbena species	Verbena
Vinca major	Periwinkle
GRASSES	
Bouteloua gracilis	Blue Grama / Blonde Ambition
Muhlenbergia capillaris 'Regal Mist'	Muhly
Muhlenbergia porteri	Bush Muhly
Muhlenbergia rigens	Deer Grass
Muhlenbergia rigida	Purple Muhly
VINES	
Bougainvillea species	Bougainvillea
Ficus pumila	Creeping Fig Vine
Hardenbergia violacea	Lilac Vine

Landscape and Hardscape Character



i. Signage

Signage Purpose and Intent

All signage shall comply with the approved signage package. Any future modifications for signage could be made through an amendment to this sign package.

F. Complete Streets Narrative

The John C. Lincoln Medical Center campus will serve as a model for Complete Streets integration in a healthcare setting. The design builds on the City of Phoenix Complete Streets Policy (2017), which emphasizes safety, comfort, connectivity, context, and sustainability for users of all ages, abilities, and modes of travel.

External Roadway Connections

The campus is framed by Dunlap Avenue to the south, Central Avenue to the west, and 3rd Street to the east, all of which are important corridors in the Sunnyslope community. The primary signalized entry on Dunlap Avenue provides patient, visitor, and emergency access, supported by secondary driveways on Central Avenue and 3rd Street. Streetscape improvements along these edges will create safer, shaded, and more inviting pedestrian experiences that connect the hospital to nearby bus stops, bike lanes, shops, and community services.

Internal Circulation System

The campus circulation network is organized to provide clear, safe, and efficient connections between hospital buildings, medical office facilities, parking garages, and drop-off areas.

- **Pedestrian Corridors:** Continuous shaded sidewalks and walkways link major destinations. Strategies include solar canopies, desert-adapted shade trees, and architectural overhangs, mitigating heat stress and improving comfort.
- **Vehicular Circulation:** A reconfigured internal street loop separates patient and visitor drop-offs from service and delivery traffic, improving safety and wayfinding.

Multimodal Access & Safety

The John C. Lincoln campus will promote safe, multimodal travel consistent with Phoenix Complete Streets design guidelines:

- Transit Access: Direct, shaded pedestrian links to bus stops along Dunlap and Central improve accessibility and reduce reliance on cars.
- Bicycle Facilities: Dedicated bike lanes along 3rd Street and distributed bike racks on campus encourage active transportation.
- Accessible Crossings: Pedestrian crossings will be constructed with contrasting paving, stamped/colored concrete, or pavers to ensure visibility, ADA compliance, and user safety.
- Comfort and Respite: Shaded outdoor dining areas and healing gardens are incorporated to support comfort and convenience for patients, visitors, and staff.

Complete Streets Principles in Action

The following campus features demonstrate alignment with the City of Phoenix's Complete Streets program:

- **Safety:** Marked crossings, separation of service traffic, and shaded walkways reduce conflicts and improve visibility.
- **Comfort:** Shade structures, desert landscaping, and human-scaled plazas create a pedestrian-first experience.
- **Connectivity:** Walkways and bike facilities connect campus destinations to adjacent transit stops and neighborhood amenities.
- **Context:** Streetscape treatments along Dunlap, Central, and 3rd Street reflect Sunnyslope's character with desert-adapted plantings, terraced landscaping, and public art opportunities.
- **Sustainability:** Permeable, reflective paving materials and integrated rain gardens promote stormwater infiltration, reduce heat gain, and support environmental stewardship.

Through these measures, the John C. Lincoln campus will deliver a safe, welcoming, and sustainable circulation system, fully consistent with Phoenix's Complete Streets program and supportive of HonorHealth's mission of community health and wellness.

G. Sustainability

The John C. Lincoln Medical Center PUD establishes measurable sustainability standards consistent with:

- City of Phoenix Climate Action Plan (2021)
- Phoenix General Plan 2050 – Green Phoenix
- Tree & Shade Master Plan
- Phoenix Zoning Ordinance Section 507 (Design Review Guidelines)
- Chapter 13 – Walkability
- Stormwater Policies and Standards Manual

The following standards are enforceable at site plan review, grading and drainage review, and/or building permit review. Where conflicts occur, the more stringent requirement shall apply.

These sustainability measures are intended to reduce heat island impacts, improve pedestrian comfort, conserve water, reduce energy demand, and support the long-term climate resilience goals of the City of Phoenix.

TABLE 5A: SUSTAINABLE DESIGN STANDARDS

Category	Standard	Measurement / Threshold
Public Sidewalk Shade	Minimum shade of public sidewalks and primary pedestrian walkways	50% shade coverage at Summer Solstice, 12:00 p.m., measured at maturity (trees or permanent structures)
Building Entrance Shade	Shade at primary entrances	100% of primary entrances shaded via permanent overhang, canopy, or structure
Parking Lot Shade	Shade coverage for surface parking	50% shade coverage within 10 years (tree canopy or PV structures)
Tree Canopy Coverage	Overall site canopy	25% minimum canopy coverage at maturity across PUD site
Street Trees	Streetscape planting	2-inch caliper minimum, 20 feet on center (or equivalent grouping)
Indoor Water Efficiency	Plumbing fixtures	EPA WaterSense fixtures (1.28 gpf toilets, 0.5 gpf urinals, 0.5 gpm faucets max)
Outdoor Water Efficiency	Irrigation	Drip irrigation + smart controllers + rain sensors
Energy Performance	Building energy efficiency	15% improvement over baseline ASHRAE 90.1 OR LEED Silver equivalent documentation
Cool Roof Standard	Roof reflectivity	SRI ≥ 82 (low-slope) or SRI ≥ 39 (steep slope)
Photovoltaic Infrastructure	Solar readiness	Parking structures solar-ready; minimum 25% of parking roof area includes PV panels or solar-ready conduit
EV Infrastructure	Electric vehicle support	10% EV-capable spaces (conduit) for residential
Exterior Lighting	Efficiency & glare reduction	100% LED fixtures, fully shielded, dark-sky compliant
Indoor Air Quality	Materials	Low or no-VOC paints, coatings, adhesives
Solid Waste &	Recycling infrastructure	Dedicated recycling areas for all buildings;

Recycling		multifamily recycling required

H. Infrastructure

Grading and Drainage

Existing Conditions

- The existing site is currently developed with variety of uses, including the existing John C Lincoln Medical Center and related facilities. Onsite runoff is captured and retained onsite via a combination of ponding in pavement areas, surface retention basins, and sub-grade retention basins.

Retention conditions for the existing site are summarized below:

- The stormwater runoff within the vicinity of the existing parking structure and MOB West of 3rdStreet is conveyed to an existing 96-inch diameter C.M.P. underground retention tank.
- The existing parking lot West of existing MOB conveys water to an existing 2-foot-deep surface basin, with additional retention provided via ponding in the parking lot.
- The existing hospital building, parking lot, and utility and operations buildings capture stormwater through several methods. Retention is provided via; an 18-inch-deep surface basin, an existing 96-inch diameter C.M.P retention tank, and ponding within the existing parking lot.
- Stormwater runoff from the existing learning center located at the SWC of the intersection of South Eva Street and 5th street is conveyed to an existing 18-inch deep surface retention basin.
- The parking lot at the SWC of the intersection of Hatcher Road and 2nd Street is directed to a 3-foot-deep surface retention basin.
- Retention for the existing MOB and parking lot located between Sunnyslope Lane and Mission Lane is provided by ponding stormwater in the parking area.

Proposed Conditions

The proposed site improvements will require revisions to the existing stormwater storage infrastructure. Existing surface retention basins that are modified or removed will need to be replaced with sub-grade retention storage and associated storm drain systems of equal or greater volume. Drainage infrastructure should be designed such that post-development runoff does not exceed pre-development runoff.

All existing and proposed retention basins are to be equipped with dry wells designed to drain basins within 36 hours following a 100-year 2-hour storm event as required by City of Phoenix Drainage Design Manual.

The site is located within FEMA Zone X and is not located in a FEMA Special Hazard Area.

Water Services

Existing Conditions

Water Design: The site is currently served by multiple existing water mains located within the public roadways.

- The existing hospital building is served by three services from the existing 6-inch main within 2nd Street.
- The existing utility and operations building is served by the 8-inch water main within 3rd Street.
- The existing Learning Center building is served by the existing 8-inch water main within Eva Street.

- The existing MOB at the NWC of Caron Street and 3rd Street is served by the 6-inch main in Caron Street.

In addition to what is noted above, there are existing 6-inch water mains within Mission Lane, Eva Street (West of 2nd Street), and Caron Street. There are also existing 8-inch water mains within Eva Street (East of 3rd Street), Hatcher Road and Sunnyslope Lane. There is an existing 12-inch and 20-inch waterline in Central Avenue that continues through Dunlap Avenue. Hatcher road contains an existing 8-inch and 6-inch water main.

Proposed Conditions

A minimum of six new connections to existing water mains are anticipated to provide domestic water service to proposed facilities within the PUD boundary. Additional fire hydrants or relocation of fire hydrants may be required to meet City of Phoenix Fire standards. To serve the project at the proposed full build out, the 6-inch water main within Hatcher Road and the 6-inch main within 2nd Street may need to be upsized to 8-inches. Additional calculations should be completed in conjunction with final plan development to determine specific infrastructure updates required to serve the project.

Wastewater Services

Existing Conditions

The existing site is served by the existing sewer mains within 2nd and 3rd Street.

- The existing 2-story hospital has several 6-inch connections into the sewer main within 2nd Street.
- Existing 4-story MOB connects into the existing 8-inch sewer main in 3rd Street.
- The existing learning center connects into the existing 8-inch sewer main within Eva Street.
- The existing 2-story MOB along the NWC of Caron Street and 3rd Street connects into the 8-inch main on Caron Street.

In addition to the mains noted above, there are 8-inch sewer mains within Hatcher Road, Sunny Slope Lane, Mission Lane, 3rd Street, Eva Street, and Caron Street. There is a 10-inch main from the intersection of Hatcher Road and 2nd Street to Mission Lane and 2nd Street. The 10-inch main increases to a 12-inch main from the intersection of Mission Lane and 2nd Street extending to Dunlap Avenue. There is no existing sewer main within Central Avenue. Hatcher Road contains two separate 8-inch sewer mains. Dunlap Avenue contains an 8-inch and 15-inch sewer main.

Proposed Conditions

To serve the project at the proposed full build-out, the segment of 10-inch sewer main within 2nd street may need to be upsized to 12-inches. The 8-inch sewer main from the intersection of Eva Street and 3rd Street to the intersection of Dunlap Avenue and 2nd Street may also need to be upsized to a 10-inches. Additional calculations should be completed in conjunction with final plan development to determine specific infrastructure updates required.

Downstream capacity for proposed improvements should be coordinated with the City of Phoenix to confirm if additional offsite sewer improvements are required.

Circulation Systems

Vehicular Circulation

- Identify adjacent arterials (Dunlap Ave, Central Ave, 3rd St) and signalized access points.
- Describe internal circulation, including new spine road connections, patient drop-offs, and separation of service/delivery traffic.
- Note coordination with City of Phoenix Streets Department for access control.

Pedestrian & Bicycle Circulation

- Describe shaded sidewalks, landscape buffers, and connections to public sidewalks.
- Identify crosswalk treatments (contrasting paving, ADA compliance).
- Note connections to bus stops on Dunlap and Central and bike lanes on 3rd Street.
- Confirm compliance with City of Phoenix Complete Streets Guidelines (2017) and Tree & Shade Master Plan (2010/2021 update).
- Through the development bridges and/or tunnels may also be utilized in an effort to provide safety. See various graphics for locations.

Utility Coordination

- Identify major dry utilities (electric, gas, telecom, data) and whether relocations or upgrades will be required.
- Describe approach to undergrounding overhead lines if required by City policy or as part of streetscape upgrades.
- Confirm coordination with APS, Southwest Gas, Cox/other telecom providers.

Comparative Standards Zoning Table

TABLE 6A: HEALTHCARE USE DEVELOPMENT STANDARDS
(Hospital, Medical Office, Academic Support, Structured Parking)

Standard	PUD Standard	C-2 Baseline	C-2 H-R / HROD	C-3 Baseline
Minimum Lot Width/Depth	None	None	None	None
Street Setback (General)	10’ maximum	25’	25’	25’
Hatcher Frontage	14’ build-to line	N/A	14’ required	N/A
Adjacent to Single-Family Zoning	Not applicable	25’	25’	25’
Interior Setbacks (not adjacent to publicly dedicated right-of-way)	0’	0’	0’	0’
Maximum Height	120’	56’	48’ (HROD default)	80’
Height within 50’ of Residential Zoning	48’ max	56’	48’	80’
Lot Coverage	85%	50%	No max	60%
Open Space	Not required (non-residential)	N/A	N/A	N/A

TABLE 6B: HEALTHCARE LANDSCAPE STANDARDS & PLANTING GUIDELINES

Category	PUD Standard	C-2 Baseline
Public Sidewalk Shade	50% minimum shade at maturity (Summer Solstice, 12 p.m.)	50% typical
Street Trees	2” caliper minimum; 20’ O.C.; 50% 2”, 50% 3”	2” minimum
Hatcher Streetscape	6’ landscaped strip + 8’ detached sidewalk	HROD required
Parking Lot Landscape Area	10% minimum landscaped area	5% (10% typical C-2/C-3)
Tree Canopy (Site-wide)	25% minimum canopy at maturity	No minimum
Irrigation	Drip irrigation + smart controller + rain sensor	Required
Retention Integration	LID strategies integrated into landscape design	Not required

TABLE 7A: RESIDENTIAL USE DEVELOPMENT STANDARDS
(Multifamily / Student Housing)

Standard	PUD Standard	R-5 Baseline	C-2 Baseline	C-3 Baseline
Maximum Density	65 du/ac	43 du/ac	N/A	N/A
Minimum Lot Width/Depth	None	80’ width	None	None
Street Setback	10’	25’	25’	25’
Adjacent to Single-Family Zoning	Not applicable	25’	25’	25’
Maximum Height	85’	48’	56’	80’
Lot Coverage	75%	60%	50%	60%
Minimum Open Space	10%, including rooftop amenities	5%	None	None

TABLE 7B: RESIDENTIAL LANDSCAPE STANDARDS & PLANTING GUIDELINES

Category	PUD Standard	R-5 Baseline
Perimeter Landscape Setback	Varies	10’
Public Sidewalk Shade	50% shade coverage at maturity	50% typical
Parking Lot Landscape Area	15% landscaped area	10%
Tree Planting	2” caliper min; 20’ O.C.	2”
Amenity Areas	Shaded seating, community spaces required	Required open space only

Legal Description

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

LEGAL DESCRIPTION
HonorHealth JCL
Planned Unit Development (PUD) Boundary

Lots 1 through 5, 8, 9 and portions of Lots 11 and 12, Block 2, Caron Tract, recorded in Book 14, page 45, Maricopa County Records (MCR), Lots 1 & 3 and portions of Lots 2 & 4, Block B and Lots 1 through 6 and 8, Block C, Mc Ewen Tract, recorded in Book 30, page 7, MCR, Lot 1, Mitch’s Place, recorded in Book 232, page 47, MCR, portion of Lot 1, Globa Tract, recorded in Book 237, page 45, MCR, Lot 2, Mc Ewen Replat, recorded in Book 238, page 22, MCR, Lots 1 and 2, Mission Tract, recorded in Book 337, page 31, MCR, Lots 1 and 2, Mc Ewen Replat II, recorded in Book 371, page 26, MCR, Lot 1, Desert Mission Replat, recorded in Book 424, page 47, MCR, Lot 1, John C. Lincoln Replat, recorded in Book 425, page 45, MCR, Lot 1, John C. Lincoln North Mountain One, recorded in Book 753, page 31, MCR, those certain parcels of land recorded in Document 2003-1503818, MCR and Document 2004-0851010, MCR and various right-of-way areas along adjacent streets, lying within the southeast quarter of Section 29, Township 3 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the south quarter corner of said Section 29, a 3-inch brass cap in handhole, from which the southeast corner of said section, a 3-inch City of Phoenix brass cap in handhole, bears North 89°51’50” East (basis of bearing), a distance of 2641.38 feet;
THENCE along the south line of said section, North 89°51’50” East, a distance of 275.80 feet;
THENCE leaving said south line, North 00°08’10” West, a distance of 40.00 feet, to the southwest corner of said Mission Tract and the **POINT OF BEGINNING**;
THENCE along the west line of said Mission Tract, North 00°45'31" East, a distance of 126.40 feet, to the westerly most northwest corner of said Mission Tract;
THENCE leaving said west line, along the northerly line of said Mission Tract, North 89°51'35" East, a distance of 224.92 feet;
THENCE North 00°44'29" East, a distance of 133.45 feet, to the south right-of-way line of Eva Street;
THENCE leaving said south right-of-way line and said northerly line, North 00°08'40" West, a distance of 60.00 feet, to the north right-of-way line of said Eva Street and the south line of said Mc Ewen Replat II;
THENCE along said north right-of-way line and said south line, a distance of 298.87 feet, to the southwest corner of said Lot 1, Mc Ewen Replat II;
THENCE leaving said north right-of-way line and said south line, along the west line of said Lot 1, Mc Ewen Replat II, North 00°45'20" East, a distance of 134.91 feet, to the southeast corner of said Lot 3, Block B, Mc Ewen Tract;
THENCE leaving said west line, along the south line of said Lot 3, Block B, Mc Ewen Tract, South 89°51'06" West, a distance of 20.09 feet;

THENCE leaving said south line, South 00°43'07" West, a distance of 67.45 feet, to the south line of the north 65 feet of said Lots 2 and 4, Block B, Mc Ewen Tract;
THENCE along said south line, South 89°51'13" West, a distance of 130.02 feet, to the east right-of-way line of Central Avenue;
THENCE leaving said south line, along said east right-of-way line, North 00°46'52" East, a distance of 532.16 feet, to the south right-of-way line of Sunnyslope Lane;
THENCE leaving said east right-of-way line, along said south right-of-way line, North 89°50'21" East, a distance of 224.58 feet;
THENCE leaving said south right-of-way line, North 00°09'39" West, a distance of 60.00 feet, to the north right-of-way line of said Sunnyslope Lane;
THENCE along said north right-of-way line, South 89°50'21" West, a distance of 73.91 feet, to the southwest corner of said Lot 1, John C. Lincoln North Mountain One;
THENCE leaving said north right-of-way line, along the west line of said Lot 1, John C. Lincoln North Mountain One, North 00°45'20" East, a distance of 269.82 feet, to the south right-of-way line of Hatcher Road;
THENCE leaving said west line, along said south right-of-way line, North 89°49'51" East, a distance of 426.99 feet, to the beginning of a curve;
THENCE southeasterly along said curve to the right, having a radius of 12.00 feet, concave southwesterly, through a central angle of 90°52'43", a distance of 19.03 feet, to the west right-of-way line of 2nd Street and the curves end;
THENCE leaving said south right-of-way line, along said west right-of-way line, South 00°42'35" West, a distance of 245.87 feet;
THENCE leaving said west right-of-way line, South 89°17'25" East, a distance of 50.00 feet, to the east right-of-way line of said 2nd Street;
THENCE along said east right-of-way line, North 00°42'35" East, a distance of 38.07 feet, to the westerly most northwest corner of said Lot 1, John C. Lincoln Replat;
THENCE leaving said east right-of-way line, along the northerly line of said Lot 1, John C. Lincoln Replat, North 89°49'51" East, a distance of 277.39 feet;
THENCE North 00°27'27" East, a distance of 210.74 feet;
THENCE North 89°49'51" East, a distance of 163.06 feet;
THENCE North 00°10'09" West, a distance of 10.00 feet;
THENCE North 89°49'51" East, a distance of 139.34 feet, to the northeast corner of said Lot 1, John C. Lincoln Replat;
THENCE leaving said northerly line, continuing North 89°49'51" East, a distance of 91.99 feet, to the northwest corner of said Lot 1, Globa Tract;
THENCE along the northelry line of said Globa Tract, North 89°49'51" East, a distance of 253.86 feet, to the beginning of a curve;
THENCE southeasterly along said curve to the right, having a radius of 11.87 feet, concave southwesterly, through a central angle of 90°47'36", a distance of 18.81 feet, to the easterly most northeast corner of said Lot 1, Globa Tract;
THENCE leaving said northerly line, along the easterly line of said Lot 1, Globa Tract, South 00°37'28" West, a distance of 387.83 feet, to the beginning of a curve;
THENCE southerly along said curve to the right, having a radius of 30.00 feet, concave westerly, through a central angle of 42°50'00", a distance of 22.43 feet, to a point of reverse curvature;

THENCE southwesterly along said reverse curve to the left, having a radius of 45.00 feet, concave southeasterly, through a central angle of 26°14'29", a distance of 20.61 feet, to the northeast corner of that certain parcel of land described in Document 2004-0905985, MCR and a point of intersection with a non-tangent line;
THENCE leaving said easterly line, along the north line of said certain parcel of land, South 89°44'19" West, a distance of 259.84 feet, to the east right-of-way line of 3rd Street;
THENCE leaving said north line, along said east right-of-way line, South 00°38'18" West, a distance of 15.00 feet;
THENCE leaving said east right-of-way line, North 89°21'42" West, a distance of 64.00 feet, to the west right-of-way line of said 3rd Street;
THENCE along said west right-of-way line, South 00°38'18" West, a distance of 99.21 feet;
THENCE North 89°21'42" West, a distance of 7.00 feet;
THENCE South 00°38'18" West, a distance of 117.00 feet;
THENCE South 89°21'42" East, a distance of 7.00 feet;
THENCE South 00°38'18" West, a distance of 2.62 feet;
THENCE leaving said west right-of-way line, South 89°21'42" East, a distance of 54.00 feet;
THENCE along the north line of that certain parcel of land recorded in Document 2003-1503818, MCR, South 89°59'30" East, a distance of 70.77 feet, to the northeast corner of said certain parcel of land;
THENCE leaving said north line, along the east line of said certain parcel of land, South 00°00'30" West, a distance of 98.00 feet, to the north right-of-way line of Eva Street;
THENCE leaving said east line, along said north right-of-way line, North 89°59'30" West, a distance of 54.71 feet;
THENCE leaving said north right-of-way line, South 04°46'41" East, a distance of 50.17 feet, to the south right-of-way line of said Eva Street;
THENCE along said south right-of-way line, South 89°59'30" East, a distance of 580.75 feet, to the beginning of a curve;
THENCE southeasterly along said curve to the right, having a radius of 12.00 feet, concave southwesterly, through a central angle of 90°33'32", a distance of 18.97 feet, to the west right-of-way line of 5th Street and a point of intersection with a non-tangent line;
THENCE along said west right-of-way line, South 00°34'01" West, a distance of 126.32 feet;
THENCE North 89°51'20" East, a distance of 5.00 feet;
THENCE South 00°34'01" West, a distance of 157.05 feet, to the north right-of-way line of Caron Street;
THENCE leaving said west right-of-way line, along said north right-of-way line, South 89°54'24" West, a distance of 100.14 feet, to the southeast corner of Lot 10, Block 2, of said Caron Tract;
THENCE leaving said north right-of-way line, along the east line of said Lot 10, North 00°38'18" East, a distance of 156.97 feet, to the northeast corner of said Lot 10;
THENCE leaving said east line, along the north line of said Lot 10, South 89°51'20" West, a distance of 49.97 feet, to the northwest corner of said Lot 10;
THENCE leaving said north line, along the west line of said Lot 10, South 00°38'16" West, a distance of 157.03 feet, to the north right-of-way line of said Caron Street;
THENCE leaving said west line, along said north right-of-way line, South 89°51'50" West, a distance of 470.02 feet;
THENCE leaving said north right-of-way line, North 89°21'42" West, a distance of 60.00 feet, to the west right-of-way line of said 3rd Street;

THENCE along said west right-of-way line, South 00°38'18" West, a distance of 118.82 feet;
THENCE South 45°08'05" West, a distance of 21.31 feet, to the north right-of-way line of Dunlap Avenue;
THENCE leaving said west right-of-way line, along said north right-of-way line, South 89°51'50" West, a distance of 284.80 feet;
THENCE North 85°22'21" West, a distance of 120.42 feet;
THENCE South 89°51'50" West, a distance of 148.34 feet;
THENCE South 83°31'59" West, a distance of 90.69 feet;
THENCE South 89°51'50" West, a distance of 347.21 feet, to the **POINT OF BEGINNING**.

Containing 1,639,764 square feet or 37.6438 acres, more or less.

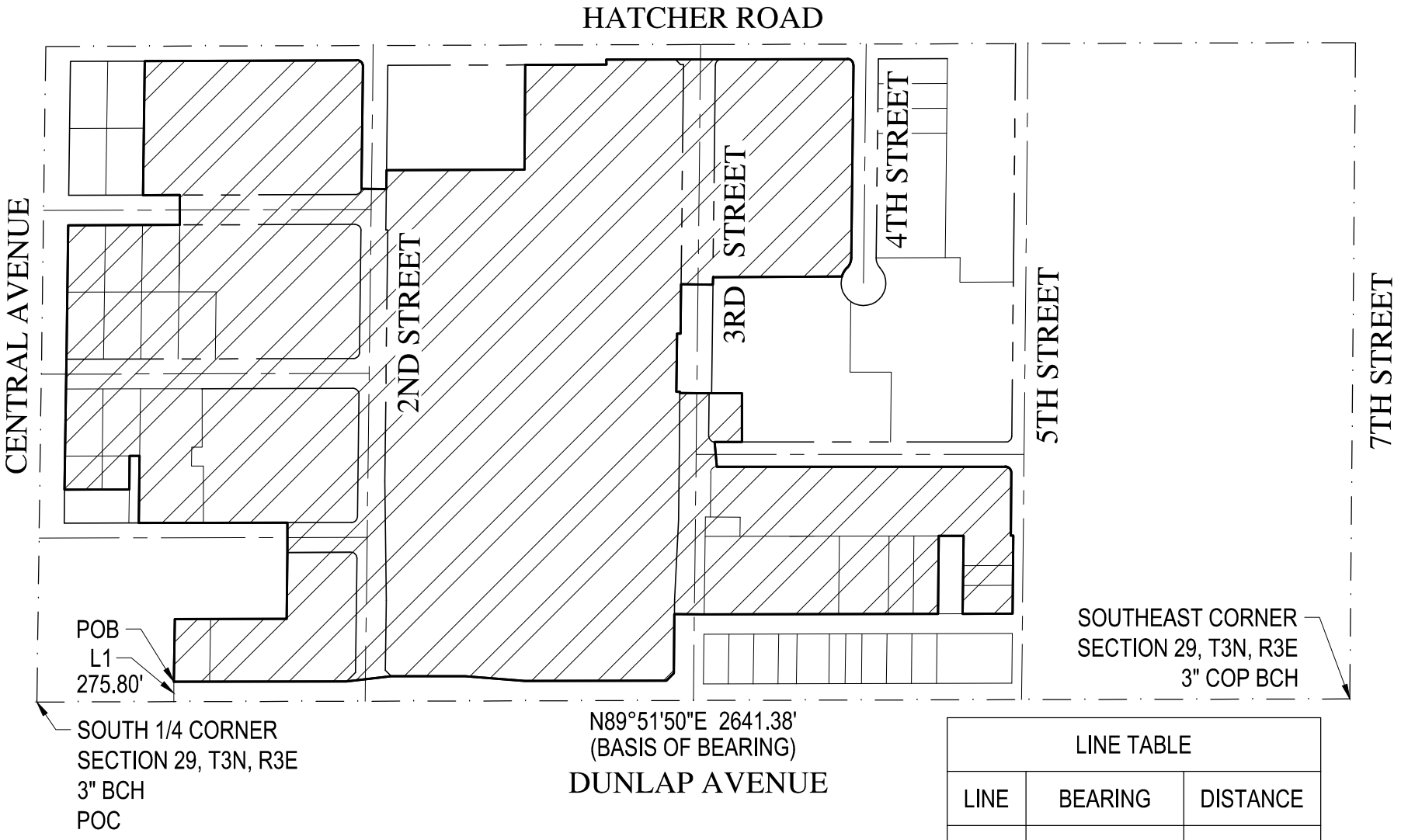
Subject to existing right-of-ways and easements.

This legal description was prepared without the benefit of survey fieldwork and is based on a client provided information. Any monumentation noted in this legal description is based on said information.

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EXPIRES 12-31-26



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°08'10"W	40.00'

WOOD PATEL

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48932
GABRIEL S. RIOS
Date Signed 09-10-26
ARIZONA, U.S.A.

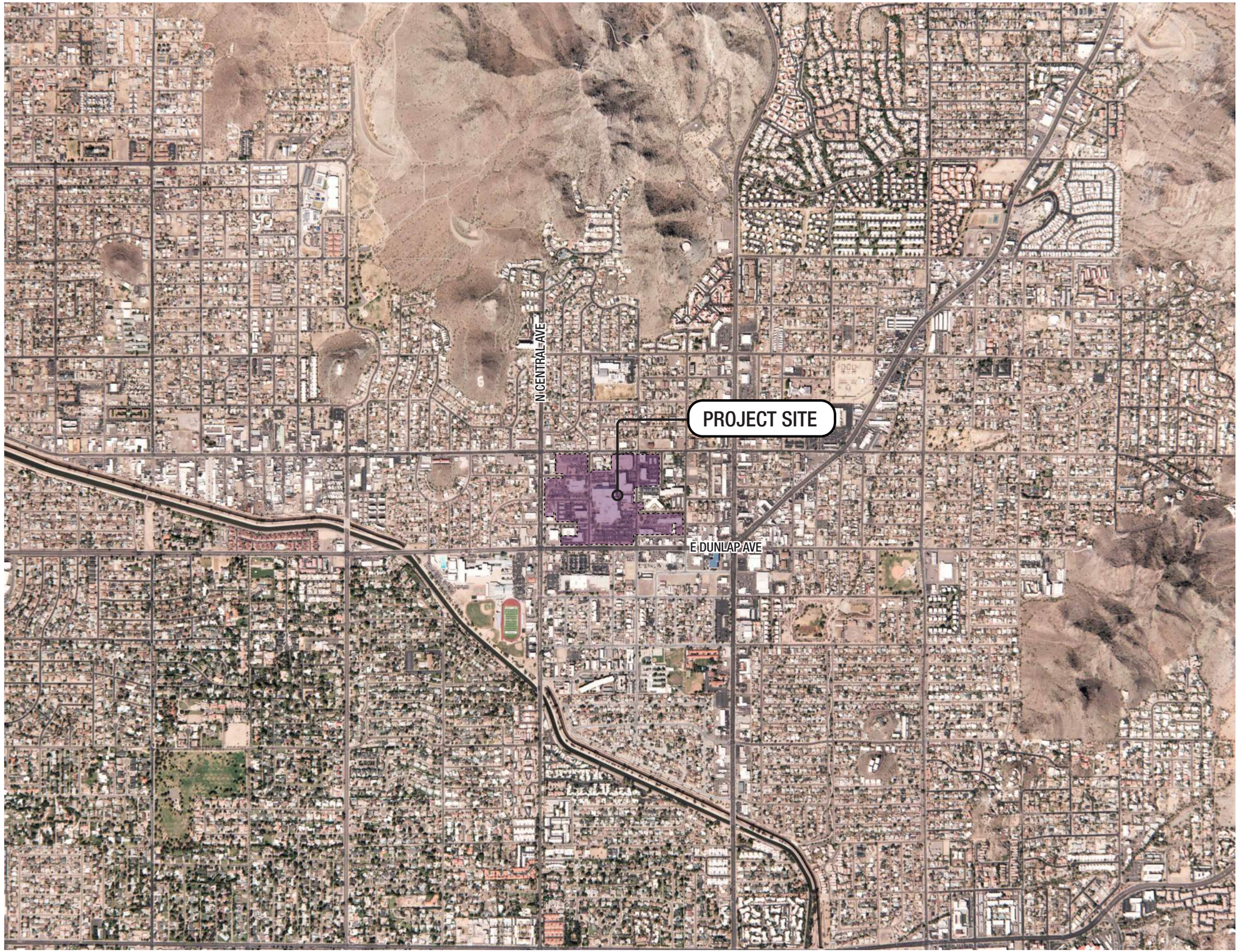
EXPIRES 12-31-2026

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EXHIBIT "A"

HONORHEALTH JCL
PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY
REVISED 09/10/2026
WP# 265806
PAGE 5 OF 5
NOT TO SCALE
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Appendix- Exhibits



HONOR HEALTH

JOHN C. LINCOLN
MEDICAL CENTER

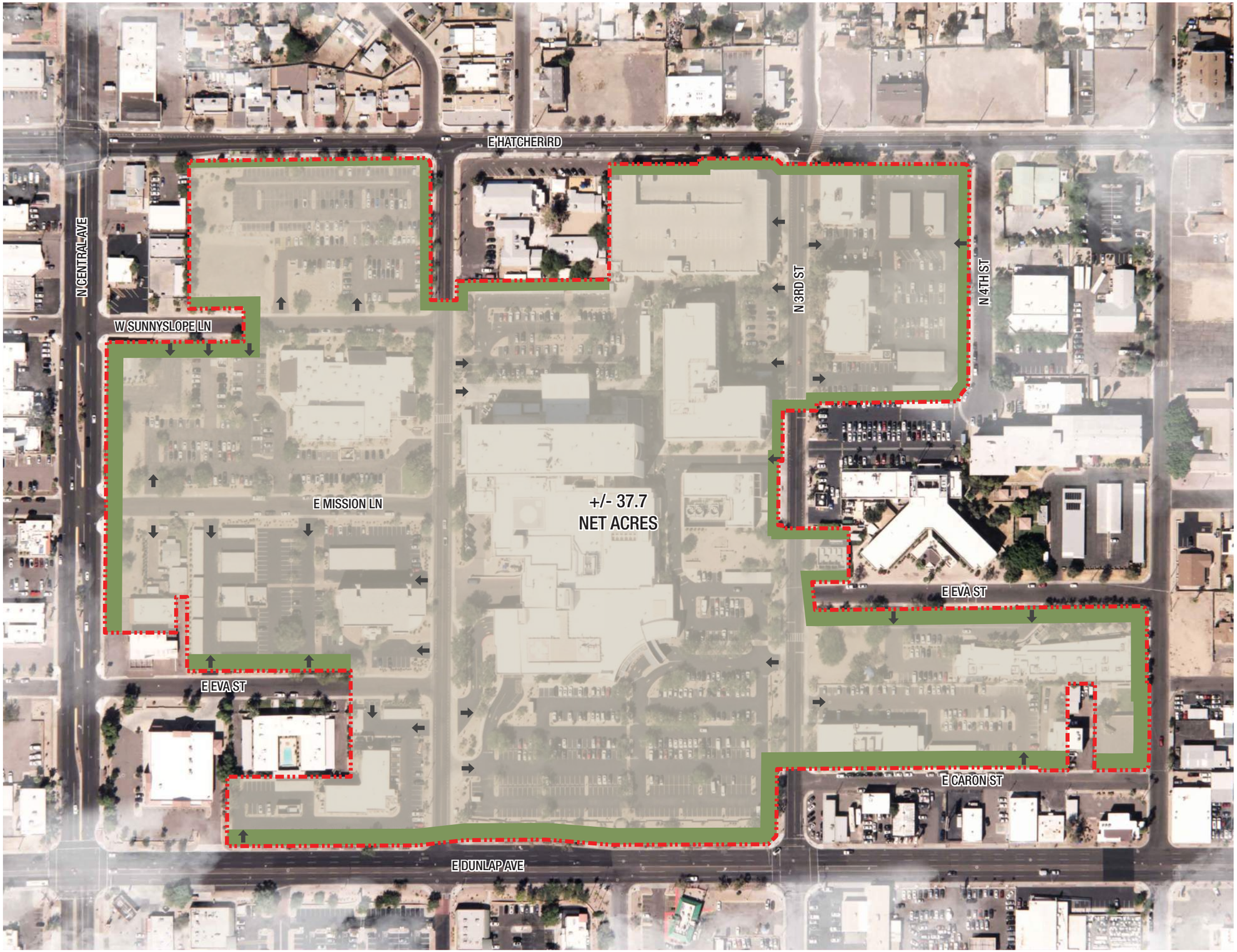
FIGURE 1
AREA VICINITY MAP

LEGEND

- - - PUD BOUNDARY

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HONOR HEALTH

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MEDICAL CENTER

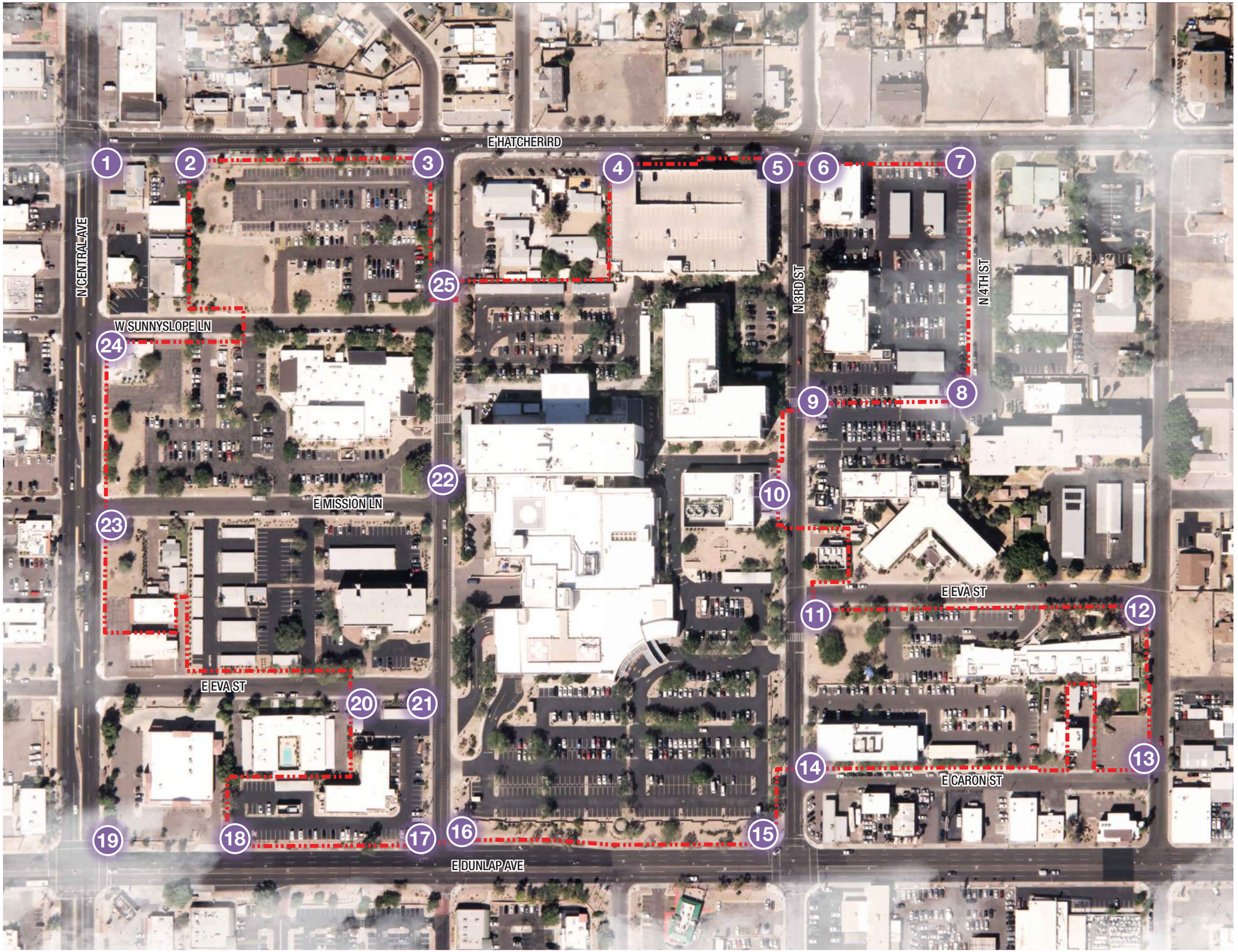
FIGURE 2
LAND USE PLAN

LEGEND

- PUD BOUNDARY
- DEVELOPMENT DISTRICT
- LANDSCAPE SETBACK
- ACCESS DRIVE

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FIGURE 3
SITE PHOTOS

LEGEND

PUD BOUNDARY

SITE PHOTOS

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FIGURE 3
SITE PHOTOS

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MEDICAL CENTER

FIGURE 3
SITE PHOTOS

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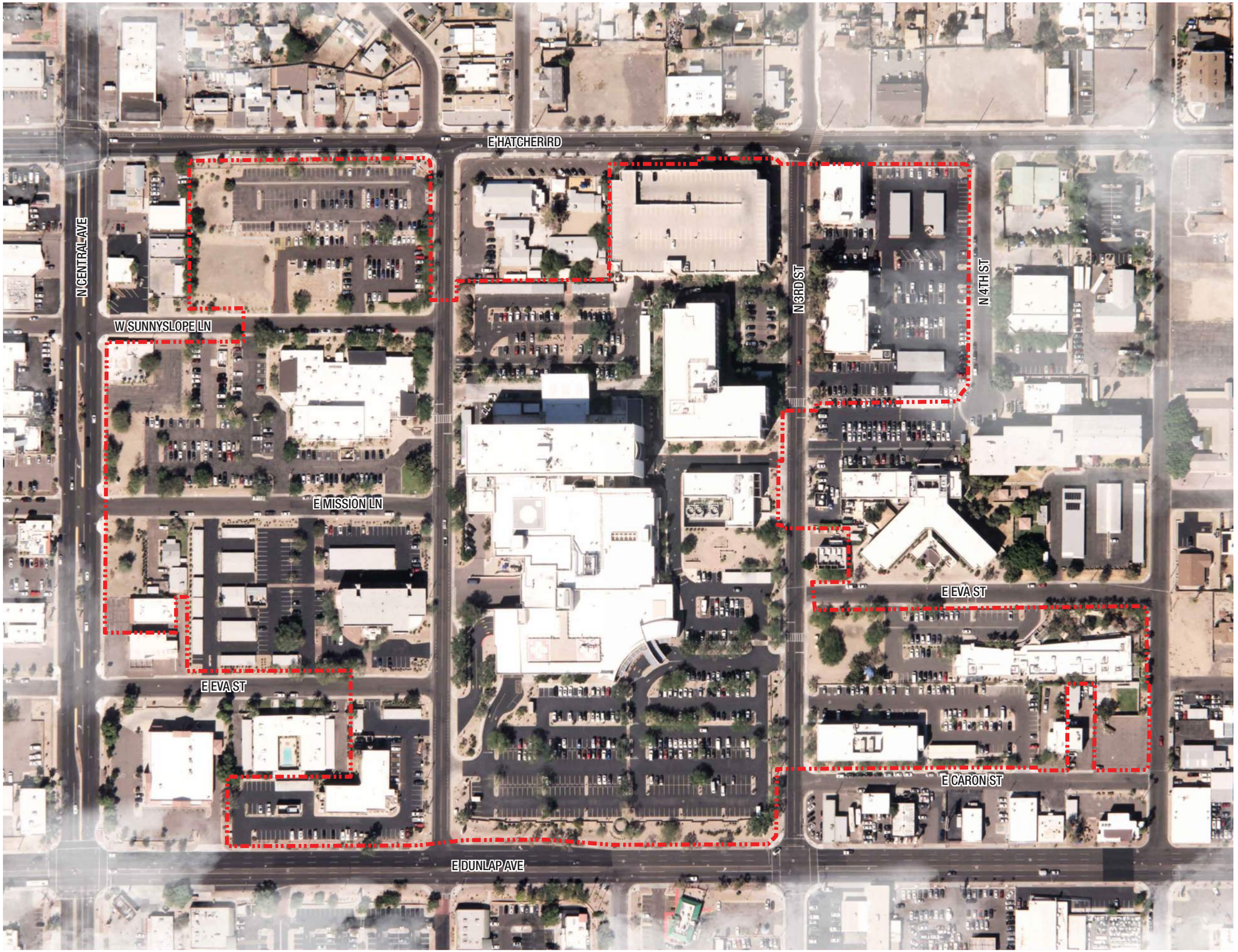


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FIGURE 3
SITE PHOTOS

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HONOR HEALTH

JOHN C. LINCOLN
MEDICAL CENTER

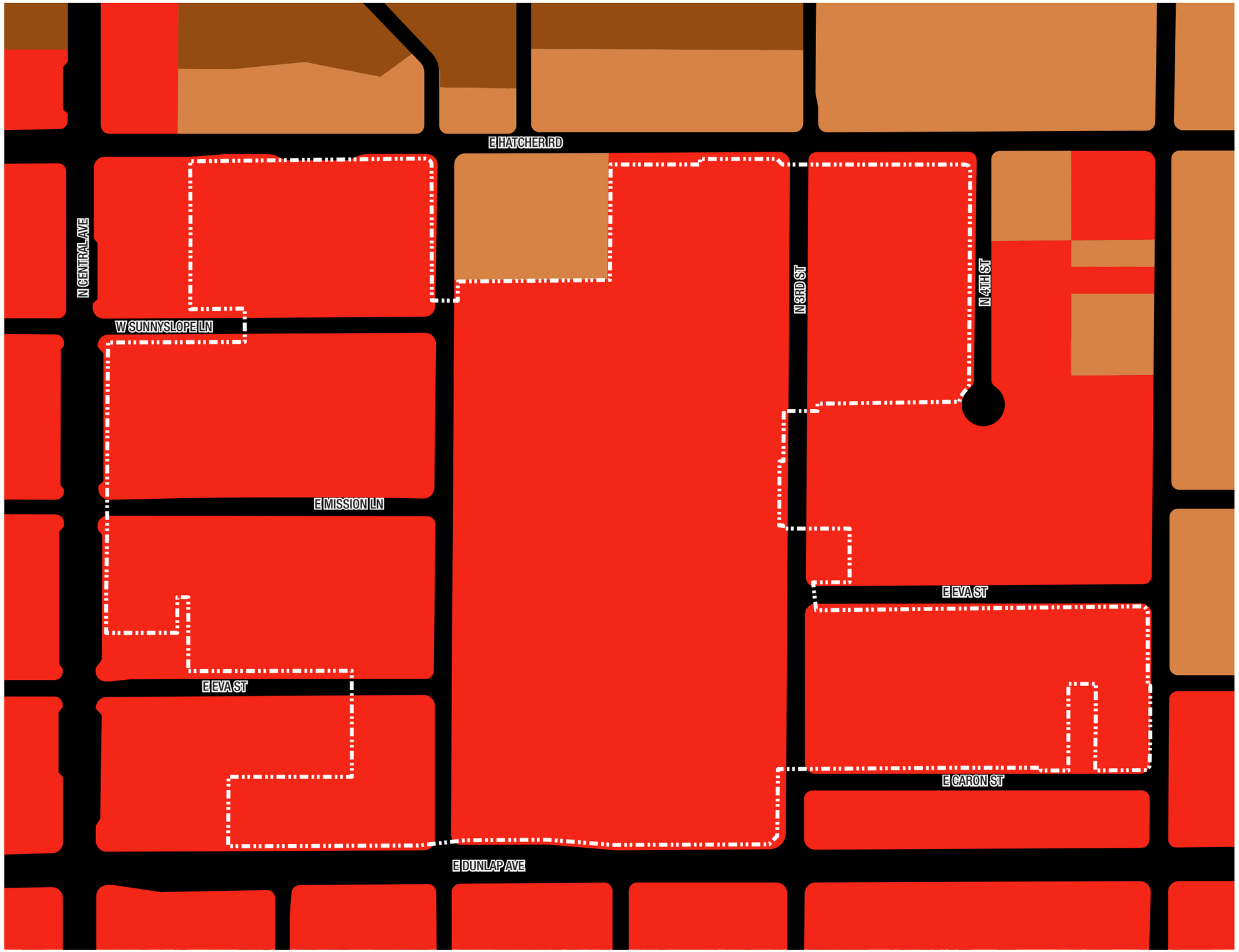
FIGURE 4
AERIAL MAP

LEGEND

PUD BOUNDARY

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FIGURE 5
GENERAL PLAN MAP

LEGEND

- PUD BOUNDARY
- SF RESIDENTIAL
- MF RESIDENTIAL
- COMMERCIAL

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FIGURE 6
EXISTING ZONING MAP

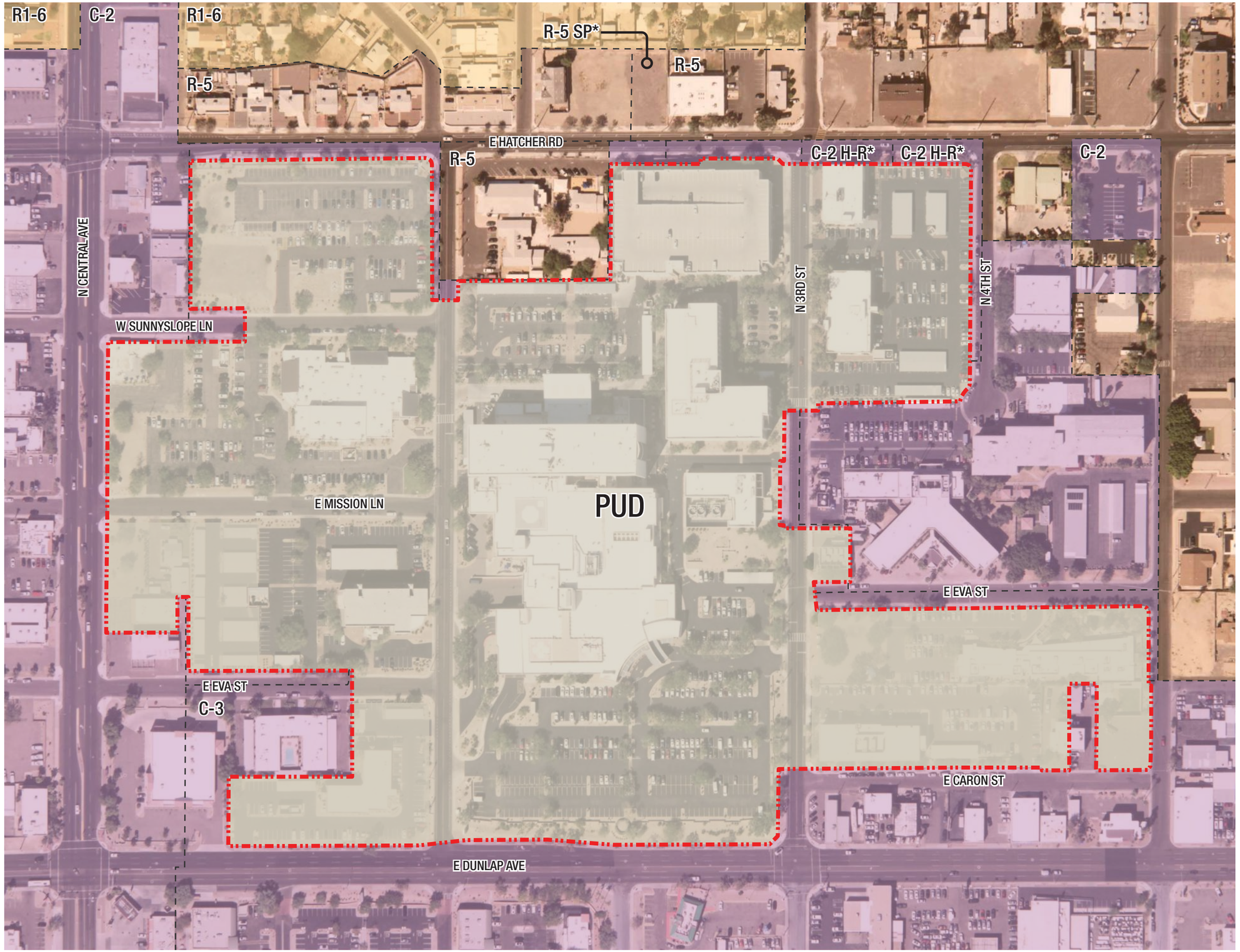
R1-6
C-2
R1-6
R-5 SP*
R-5
R-5
E HATCHER RD
R-5
C-2*
C-2*
C-2*
C-2*
C-2
C-2 SP*
C-2 H-R*
C-2 H-R*
C-2
N CENTRAL AVE
N 3RD ST
N 4TH ST
W SUNNYSLOPE LN
C-2 H-R*
C-2 H-R SP*
C-2 H-R SP*
E MISSION LN
C-2*
E EVA ST
C-2
C-2*
C-2*
E EVA ST
C-3
E CARON ST
E DUNLAP AVE

LEGEND

- PUD BOUNDARY
- SF RESIDENTIAL
- MF RESIDENTIAL
- COMMERCIAL

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HONOR HEALTH

JOHN C. LINCOLN
MEDICAL CENTER

FIGURE 7
PROPOSED ZONING MAP

LEGEND

- PUD BOUNDARY
- SF RESIDENTIAL
- MF RESIDENTIAL
- COMMERCIAL
- DEVELOPMENT DISTRICT

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